



**PA/09876/19 AND PA/01948/20**

**PROPOSED MELLIEHA BAY HOTEL, L-GHADIRA, IL-MELLIEHA**

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## **ENVIRONMENTAL IMPACT ASSESSMENT STATEMENT**



**Version I: April 2025**

**Report Reference:**

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## Quality Assurance

### Proposed Mellieħa Bay Hotel Environmental Impact Assessment Statement April 2025

Report for: **Mellieħa Bay Hotel Ltd**

### Revision Schedule

Rev	Date	Details	Written by:	Checked by:	Approved by:
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## INTRODUCTION

1. This Environmental Impact Assessment (EIA) Statement describes the implications of proposed changes to the replacement of the Mellieħa Bay Hotel approved under PA/01948/20, in respect of the EIA undertaken for the development. Specifically, the Statement describes how the changes will affect the conclusions of the EIA as reported in the EIA Report Version 2<sup>1</sup>.
2. A Full Development Permit for the redevelopment of the Mellieħa Bay Hotel was issued by the Planning Authority (PA) in October 2023 (under PA/09876/19 and PA/01948/20). The Applicant subsequently revised the design for the replacement hotel. The proposed changes are being pursued through an Application for Minor Amendment; the changes are described as *“Minor internal and external alterations at all approved floor levels, which will result in a reduction of the GFA and height of the approved hotel”*. Having regard to the *Environmental Impact Assessment Regulations* (as amended, S.L. 549.46), the ERA requested the submission of this EIA Statement *“to confirm or otherwise whether the proposed changes will affect the conclusions of the EIA previously carried out for the proposal”*<sup>2</sup>. The hotel has been demolished (under PA/09876/19) and construction works have commenced in pursuance of the permit issued under PA/01948/20.
3. The revised proposal is hereinafter referred to as ‘the Scheme’. **Figure I** shows the location of the Scheme site. The Scheme drawings are included below; these include superimpositions illustrating the changes in respect of the approved development. The layout plan and elevation drawings of the approved hotel are included in **Appendix I**.

### Scope of the EIA Statement

4. The EIA Coordinator undertook a scoping exercise to identify which elements of the original EIA (Version 2) required updating, having regard to the proposed changes to the approved hotel envisaged by the Scheme. This scoping exercise is described below. In summary, and where the changes primarily involve modification of the height and massing of the hotel, the visual amenity impact assessment only has been updated; this assessment update is described below. New photomontages were prepared to inform the new assessment, and with reference to eight of the original 13 viewpoints that were the subject of the original EIA. These eight viewpoints were agreed with the ERA<sup>3</sup>.

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<sup>1</sup> Adi Associates Environmental Consultants Ltd, 2022. PA/09876/19 and PA/01948/20: Demolition and Redevelopment of the Mellieħa Bay Hotel, L-Għadira, Il-Mellieħa. Environmental Impact Assessment Report. Version 2. San Gwann, August 2022.

<sup>2</sup> Email from the ERA, dated 11<sup>th</sup> November 2024.

<sup>3</sup> Email from the ERA, dated 14<sup>th</sup> October 2024

## **Background to the EIA**

5. The EIA for the redevelopment of the Mellieħa Bay Hotel commenced in 2019. Version 1 of the EIA Report was submitted to the ERA and issued for consultation on 15<sup>th</sup> October 2021; a Public Hearing on the EIA Report was held on 23<sup>rd</sup> November 2021. The development was subsequently redesigned, as a result of the ERA's comments on Version 1 of the EIA Report, as well as comments arising from the consultation. Given the substantive nature of those changes, it was agreed with the ERA to prepare a second version of the EIA Report. Version 2 of the EIA Report was submitted and issued for consultation on 8<sup>th</sup> August 2022; the ERA Board Hearing was held on 9<sup>th</sup> September 2022.
6. As mentioned, a Full Development Permit for the redevelopment of the hotel was issued in October 2023, specifically for: *“Proposed excavation works and construction of hotel (Class 3B) comprising of 359 guest bedrooms and ancillary facilities: 5 restaurants; snackeria; ice-cream outlet; 2 internal bars and 2 pool bars; an entertainment hall; an indoor and outdoor kids’ play area; indoor teens’ play area; 2 retail outlets; spa area inclusive with indoor pool, treatment rooms and a salon. Proposal also includes soft/hard landscaping, pools, restoration/construction of rubble walls and restoration of part of the coast and 2 LPG storage tanks of a volume of 5000L each”*.
7. As further described below, in assessing and deciding on the application, the PA took account of the conclusions of the EIA and the recommended mitigation measures identified in Version 2 of the EIA Report. The approved documents include a Restoration Method Statement (in respect of cultural heritage), a Landscaping Plan, a Ventilation, Lighting and Noise Report, an Operational Waste Management Strategy Report, and a Utilities Management Plan. The permit is also conditional having regard to the recommended mitigation measures, and including in relation to cultural heritage, landscaping, external lighting, and the restoration of the foreshore.

## **Background to the Scheme**

8. The Mellieħa Bay Hotel has been in operation since 1969; the hotel was built specifically for the tour operator package market (Thomson). The hotel ceased operations in October 2019, in anticipation of the eventual redevelopment. Prior to its closure, the hotel comprised 313 guest rooms, together with amenities including food and beverage outlets, conference facilities, two outdoor swimming pools, an indoor pool, surface car parks, and two tennis courts.
9. In December 2019, the Applicant submitted two planning applications, the first pertaining to the demolition of the existing hotel - *“To demolish existing building as phase 1 of a redevelopment project”* (PA/09876/19) - and the second pertaining to the redevelopment (PA/01948/20). As originally proposed (and the subject of Version 1 of the EIA Report), the redevelopment envisaged *“Proposed development of hotel (Class 3B) with ancillary facilities including storage of LPG tanks and excavation works, following the demolition of the existing hotel (PA/09876/19). Proposal also includes soft/hard landscaping, pools, restoration/construction of rubble walls, and restoration of part of the coast, and restoration of part of the coast. Total proposed number of guest rooms is 421*



rooms”.

10. In December 2019, the Applicant also submitted a Project Description Statement (PDS). In February 2020, the ERA advised that the development required an EIA, in accordance with Schedule I, Category I, Section 7.1.1.1 of the *Environmental Impact Assessment Regulations* (as amended, S.L. 549.46).
11. A revised redevelopment proposal (subject of Version 2 of the EIA Report) was submitted to the PA in June 2022, with a revised project description, reflecting the changes – “*Proposed excavation works and construction of hotel (Class 3B) comprising of 359 guest bedrooms and ancillary facilities: 5 restaurants; snackeria; ice-cream outlet; 2 internal bars and 2 pool bars; an entertainment hall; an indoor and outdoor kids’ play area; indoor teens’ play area; 2 retail outlets; spa area inclusive with indoor pool, treatment rooms and a salon. Proposal also includes soft/hard landscaping, pools, restoration/construction of rubble walls and restoration of part of the coast and 2 LPG storage tanks of a volume of 5000L each*”.
12. A Full Development Permit for the demolition of the existing hotel was issued in June 2023 (PA/09876/19) and, as mentioned, a permit for the construction of the replacement hotel was issued in October 2023 (under PA/01948/20). As also mentioned, the former Mellieħa Bay Hotel has since been demolished and construction of the replacement hotel is underway.



Figure I: Location of the Scheme site





## DESCRIPTION OF THE SCHEME

### Change in Scale and Site Coverage

13. The Mellieħa Bay Hotel as approved under PA/01948/20 comprises 359 guestrooms and ancillary facilities, including restaurants, bars, outdoor swimming pools, a tennis court, a futsal pitch, and children's play areas, set in landscaped grounds. The changes envisaged by the Scheme primarily involve a reduction in the floorspace afforded to 'back of house' operations. There is no change to the number of guestrooms, or to the complement of ancillary facilities.
14. **Figures 2 to 5** illustrate the changes envisaged by the Scheme, in respect of the 'area of intervention' for the development, the extent of the hotel complex, the built-up area, the extent of soft landscaping, and the height profile in respect of the seaward (south-facing) elevation of the hotel, respectively. The detailed drawings for the Scheme are included in **Appendix 2. Table I** illustrates the comparison of the Scheme with the approved development<sup>4</sup>.

**Table I: Comparison of the Scheme and the Approved Development**

	Approved Development	Scheme	Difference
Guestroom complement	359	359	-
Parking complement	152 car spaces / 2 accessible van spaces / 7 coach bays	154 car spaces / 1 accessible van space / 4 coach bays	Increase of 2 car spaces / reduction of 1 accessible van space / reduction of 3 coach bays
Area of Intervention	46,455 m <sup>2</sup>	46,300 m <sup>2</sup>	Reduction of 315 m <sup>2</sup>
Complex Site Area	42,145 m <sup>2</sup>	42,240 m <sup>2</sup>	Increase of 95 m <sup>2</sup>
Area lying outside of Area for Restrained Redevelopment	12,389 m <sup>2</sup>	12,389 m <sup>2</sup>	-
Area encroaching within the Area of Ecological Importance	300 m <sup>2</sup>	300 m <sup>2</sup>	-
Built-up Area ( <i>including all buildings, outdoor facilities / services, and all hard surfaces</i> )	36,545 m <sup>2</sup>	36,460 m <sup>2</sup>	Reduction of 85 m <sup>2</sup>
Area of Soft Landscaping	5,600 m <sup>2</sup>	5,780 m <sup>2</sup>	Increase of 180 m <sup>2</sup>
Building Footprint	15,206 m <sup>2</sup>	12,100 m <sup>2</sup>	Reduction of 3,106 m <sup>2</sup>
Gross Floor Area	50,980 m <sup>2</sup>	43,477 m <sup>2</sup>	Reduction of 7,503 m <sup>2</sup>

<sup>4</sup> The Applicant explains that certain of the figures quoted for the approved development in Table I were clarified following the publication of Version 2 of the EIA Report. This resulted from the undertaking of more detailed site surveys post-permit.

15. The approved development envisages an area of intervention of approximately 46,455 m<sup>2</sup>. The Scheme envisages a reduction in the area of intervention, by approximately 315 m<sup>2</sup>, to approximately 46,300m<sup>2</sup>. The approved Mellieħa Bay Hotel complex will occupy an area of approximately 42,145 m<sup>2</sup>. The Scheme will have a marginally increased coverage, of approximately 42,240 m<sup>2</sup> (an increase of 95 m<sup>2</sup>). This is still smaller than the area occupied by the former Mellieħa Bay Hotel complex (42,813 m<sup>2</sup>).
16. With the approved development, the extent of the complex lying outside of the Area for Restrained Redevelopment identified in the 2006 Local Plan is approximately 12,389 m<sup>2</sup>. The Scheme will not change this encroachment.
17. The approved development envisages the restoration to their natural state of an area within the Rđum mil-Ponta ta' l-Aħrax sa Rđum il-Ħmar Area of Ecological Importance (AEI) on the northeast corner of the complex, areas along the northern perimeter of the site, and an area along the foreshore (the areas to be restored having a cumulative area of approximately 4,060 m<sup>2</sup>). As with the approved development, there will still be some encroachment within the AEI, to accommodate a new turning circle. However, the land take within the AEI (of approximately 300 m<sup>2</sup>) is unchanged from that envisaged under the approved development.
18. The approved development was redesigned to ensure the retention of the burial site discovered during the cultural heritage baseline study. The changes envisaged by the Scheme have no implications for the retention *in situ* of this important heritage feature.
19. The Scheme will have a reduced built-up area, building footprint and Gross Floor Area (GFA) compared to the approved development. The approved development has a built-up area of approximately 36,545 m<sup>2</sup>, a building footprint of approximately 15,206 m<sup>2</sup>, and a GFA of approximately 50,980 m<sup>2</sup>. The Scheme will have a built-up area of approximately 36,460 m<sup>2</sup>, a reduction of approximately 85 m<sup>2</sup>, a building footprint of approximately 12,100 m<sup>2</sup>, a reduction of approximately 3,106 m<sup>2</sup> (20%), and a GFA of approximately 43,477 m<sup>2</sup>, a reduction of approximately 7,503 m<sup>2</sup> (15%).

### **Change in Height Profile**

20. **Table 2** outlines the changes in the height profile of the approved development as envisaged by the Scheme. This is also illustrated in **Figure 5**. The approved development comprises 11 interconnected blocks (Blocks A, B, C1, C2, C3, D, E1, E2, F1, F2, and F3) of varying heights, between one to seven-storey equivalent as viewed from the seaward side (from the south), and with one basement level. The Scheme envisages one less block, a reduced overall height, and changes to the massing and height profile throughout. The hotel will be spread across 10 interconnected blocks (Blocks A, B, C1, C2, C3, D, E1, E2, F1, and F2). Again, these will be of varying height, but ranging between one to six-storeys equivalent, as viewed from the seaward side. The maximum height of the approved development is +38.75 m (Block D). The Scheme envisages a maximum height of +38.05 m (Blocks D, E1 and E2), an overall decrease of approximately 0.70 m.

**Table 2: Comparison of the Height Profile**

	<b>Approved Development</b>	<b>Scheme</b>	<b>Difference</b>
Block A	+31.03 m	+32.43 m	Increase of 1.40 m
Block B	+24.73 m	+22.50 m	Reduction of 2.23 m
Block C1	+32.78 m	+27.55m	Reduction of 5.23 m
Block C2	+36.68 m	+31.05 m	Reduction of 5.63 m
Block C3	+15.00 m	+11.50 m	Reduction of 3.50 m
Block D	+38.75 m	+38.05 m	Reduction of 0.70 m
Block E1	+38.45 m	+38.05 m	Reduction of 0.40 m
Block E2	+38.45 m	+38.05 m	Reduction of 0.40 m
Block F1	+28.68 m	+27.55 m	Reduction of 1.13 m
Block F2	+25.18 m	+24.05 m	Reduction of 1.13 m
Block F3	+17.00 m	-	Block omitted

### Landscaping

21. The permit for the approved development is conditional (Condition No. 5) to the submission to ERA of a detailed landscaping plan (being a condition imposed by the ERA). The permit is also conditional to the submission of a bank guarantee (Condition No. 2) for completion of the landscaping plan. The Applicant explains that the landscaping plan is currently being updated to reflect the changes envisaged by the Scheme, but that it will remain generally the same.
22. As illustrated in **Table 1**, the approved development envisages approximately 5,600 m<sup>2</sup> of soft landscaping (13% of the hotel complex). The changes envisaged by the Scheme will marginally increase the area of soft landscaping, by approximately 180 m<sup>2</sup> to approximately 5,780 m<sup>2</sup> (14% of the complex). **Figure 4** shows the area of soft landscaping envisaged by the Scheme superimposed on the approved landscaping plan.
23. The approved landscaping plan envisages the incorporation of the remains of the Fedeau / Qassisu Battery, discovered during the cultural heritage baseline survey. The permit for the approved development is conditional to a bank guarantee in respect of the restoration of this feature (Condition No. 3). The changes envisaged by the Scheme have no implications for the retention *in situ* of the Fedeau / Qassisu Battery, or the proposals for its incorporation and showcasing within the landscaping.

### Exterior Lighting

24. The permit for the approved development is conditional (Condition No. 5) to the submission to ERA of a detailed lighting plan (again being a condition imposed by the ERA). This Plan “shall be in line with the Birdlife Malta’s & NTM-FEE’s Guidelines on

*Ecologically Responsible Lighting*”, as was recommended in Version 2 of the EIA Report. The Applicant explains that the external lighting plan is currently being updated to reflect the changes envisaged by the Scheme, but, again, that it will remain generally the same and will follow the principles set out in the guidelines.

### **Access and Parking**

25. The changes envisaged by the Scheme have no implications to the approved access arrangements. The entrance point from Triq il-Marfa (which forms part of the TEN-T network) has already been redesigned, to facilitate access to the new public car park adjacent to the western boundary of the hotel complex. Within the Scheme site, the existing service roads along the northern and northeastern perimeters of the hotel complex will be retained *in situ*. The former pedestrian access to the Mellieħa Bay Hotel complex from along the coast will be reinstated once the construction has been completed.
26. As illustrated in **Table I**, the Scheme envisages marginal changes to the parking facilities on site, with the addition of two car parking spaces to that approved under PA/01948/20 (154 car parking spaces in total), and the reduction of one accessible van parking space (one accessible van space is to be provided), and of three coach parking bays (four coach bays are to be provided at surface level).
27. The change in the parking complements have no implications for the calculation of the Annual Average Daily Traffic (AADT). This was calculated as 95 vehicles for the approved development.

### **Proposals for the Coastline**

28. The approved development was redesigned at the request of the ERA, so as to set the hotel complex further back from the coastline, with the objective of facilitating the restoration of a part of the coastline to natural rocky shore. The permit for the approved development is conditional (Condition No. 5) to the submission to ERA of a restoration method statement for the works (being a condition imposed by the ERA). The changes envisaged by the Scheme will not compromise the restoration of the coastline as envisaged in the approved development. The Applicant explains that the Restoration Method Statement remains valid for the Scheme.

### **Resources**

29. The approved documentation under PA/01948/20 includes a Utilities Management Plan. This is being updated to reflect the changes envisaged by the Scheme. However, as mentioned, the Scheme will have a similar complement of guestrooms and ancillary facilities to the approved development. Accordingly, the energy and water consumption rates remain unchanged from those identified in Version 2 of the EIA Report. Similarly, the arrangements for the supply of electricity and water, and water harvesting, remain unchanged.
30. The construction of the Scheme envisages the use of a similar range of raw materials to that envisaged to be used in the construction of the approved development.



### **Scheme Construction**

31. As mentioned, the former Mellieħa Bay Hotel has already been demolished, and excavation and construction works on the sub-structure of the new hotel have commenced. Notably, the excavation has been undertaken having regard to the Scheme, as opposed to the approved development. Hence, there has been less excavation than would have been required for the approved development. This has had implications for the volume of excavated material (and excavation waste), as well as the scale of remodelling of the slope and the interventions required to ensure its stability, as explained below.
32. The Construction Management Plan (CMP) for the approved development outlines a construction programme that is just under three years (from January 2024 to November 2026). The Applicant explains that the construction timeframe outlined in the CMP remains generally relevant for the Scheme. Hence, the remaining construction period has a duration of approximately two years.
33. The volume of excavated material envisaged for the approved development was estimated at 122,872 m<sup>3</sup>. It is envisaged that the excavated volume for the Scheme as revised will be approximately 107,000 m<sup>3</sup>. Approximately 62,500 m<sup>3</sup> of material has been cleared / excavated to date – approximately 51,400 m<sup>3</sup> of excavated material and approximately 11,000 m<sup>3</sup> of soil (with some man-made material). As intended, all of the soil has been retained on site, and will be used in the new landscaping. Approximately 2,000 m<sup>3</sup> of the excavated material, as well as approximately 6,000 m<sup>3</sup> of the demolition waste, has also been retained, to be reused in the new build. Approximately 49,400 m<sup>3</sup> of excavated material and approximately 2,000 m<sup>3</sup> of material from the site clearance (approximately 51,400 m<sup>3</sup> in total) has been disposed of at Hard Stone Quarry HM 33 (Lapsi), as authorised by the ERA. Version 2 of the EIA Report had made reference to the potential for dumping the waste material at sea. However, this option was not pursued.
34. The construction for the approved development had envisaged supporting the sides of the excavation with propped cantilever retaining structures (using ground anchors of up to a maximum of 30 m) and, potentially the construction of gravity retaining structures (mass concrete walls) in some areas. For the construction of the blocks themselves, it was envisaged to use piles and piled rafts, and micro-piling, as necessary. With the Scheme having a reduced excavation volume, the need for such extensive interventions has been avoided and the construction will involve limited piling.
35. It had been intended to have both a mobile stone crusher and a batching plant on the site during construction. However, only the former has been installed and the Applicant explains that there is now no intention to install a batching plant.



**Figure 2: Area of Intervention – Superimposition of the Scheme on the Approved Development**

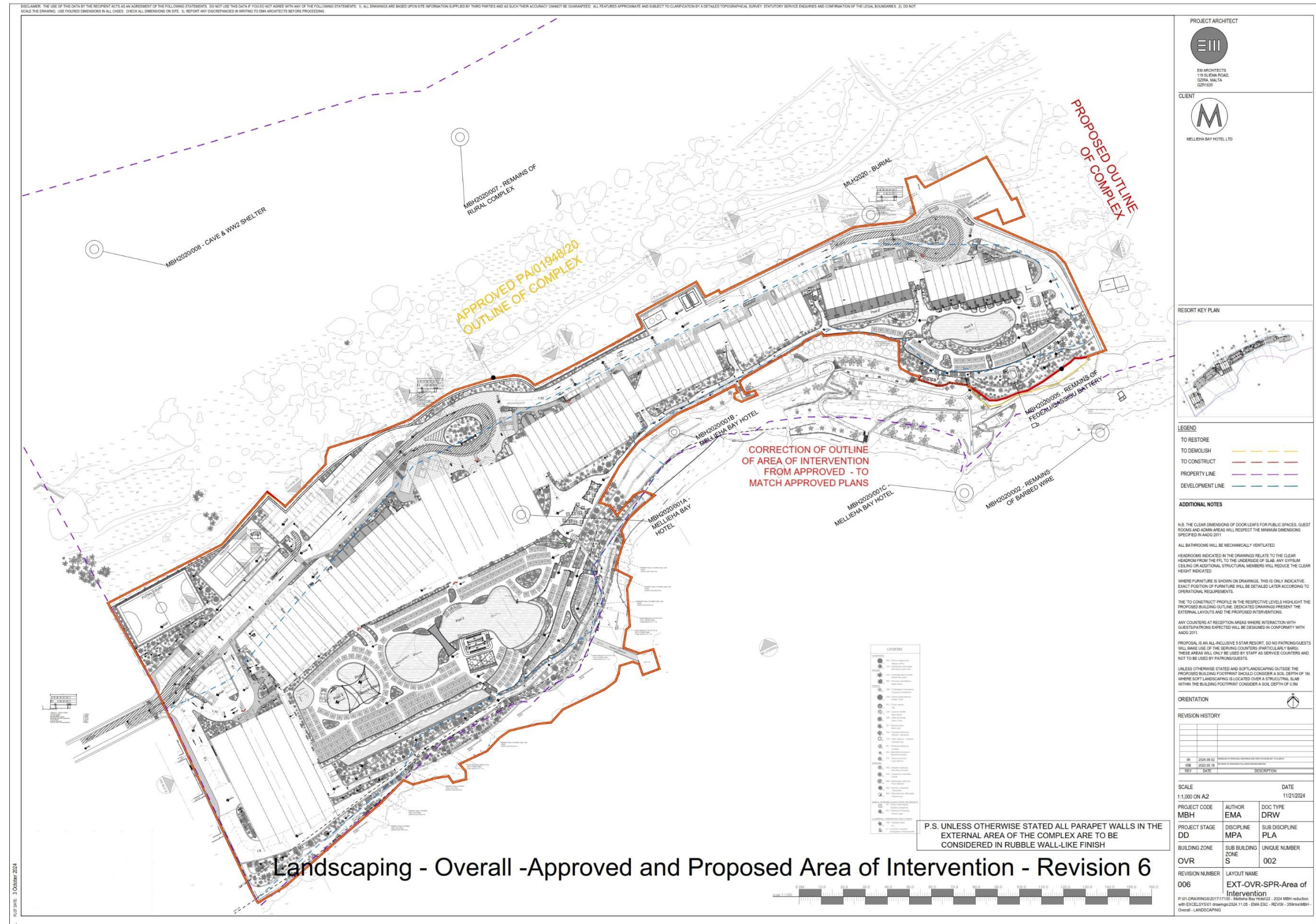
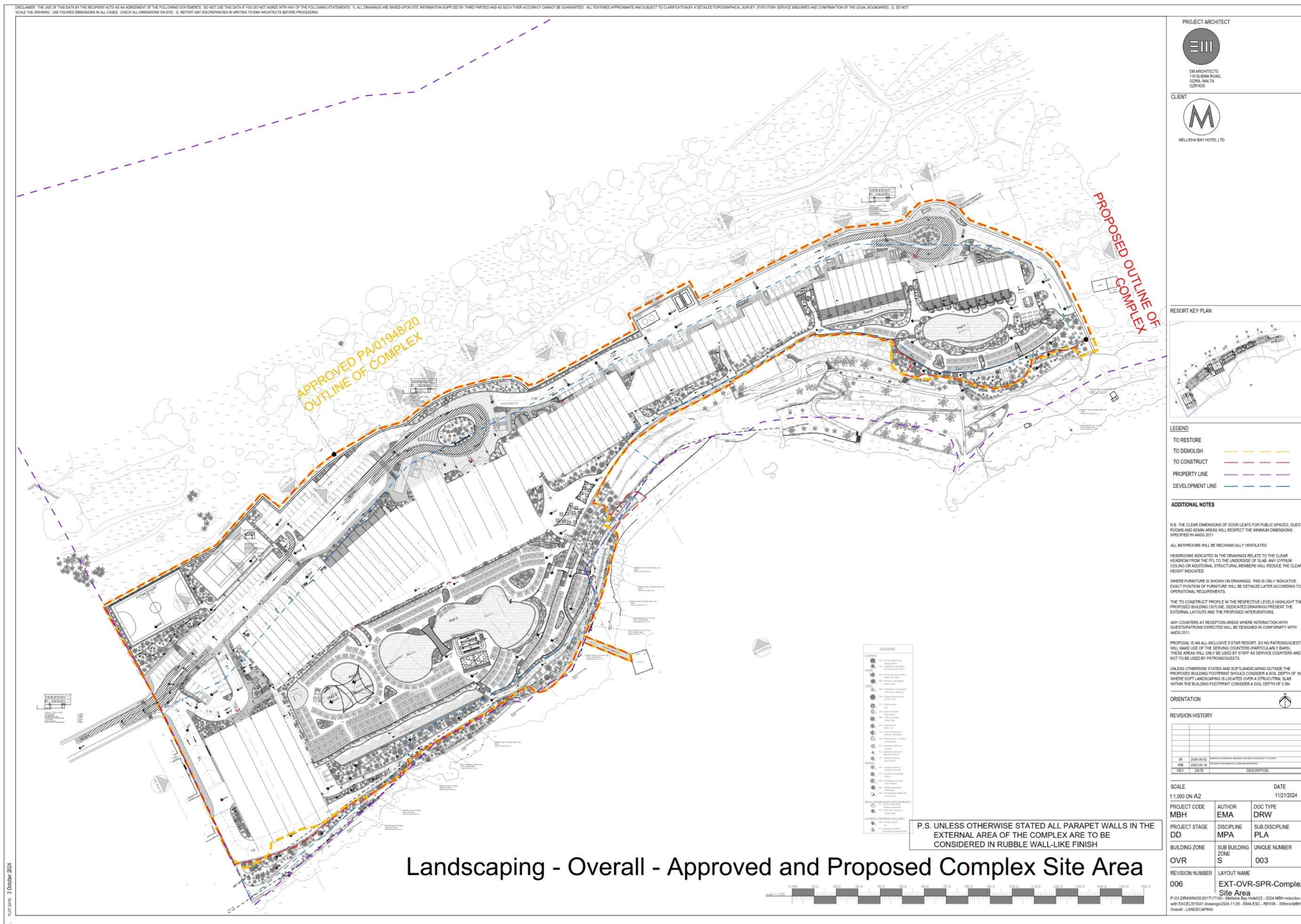


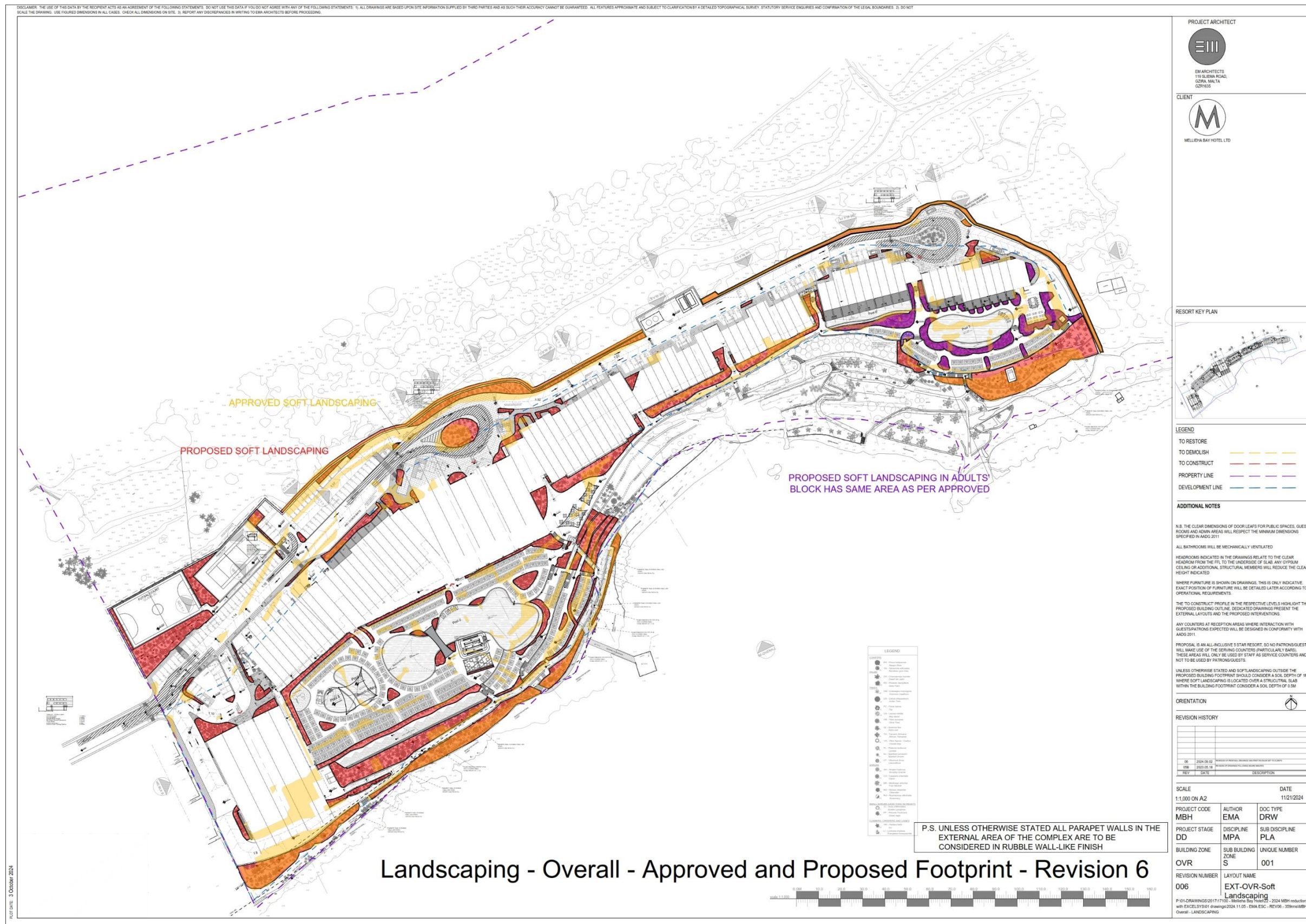


Figure 3: Hotel Complex – Superimposition of the Scheme on the Approved Development

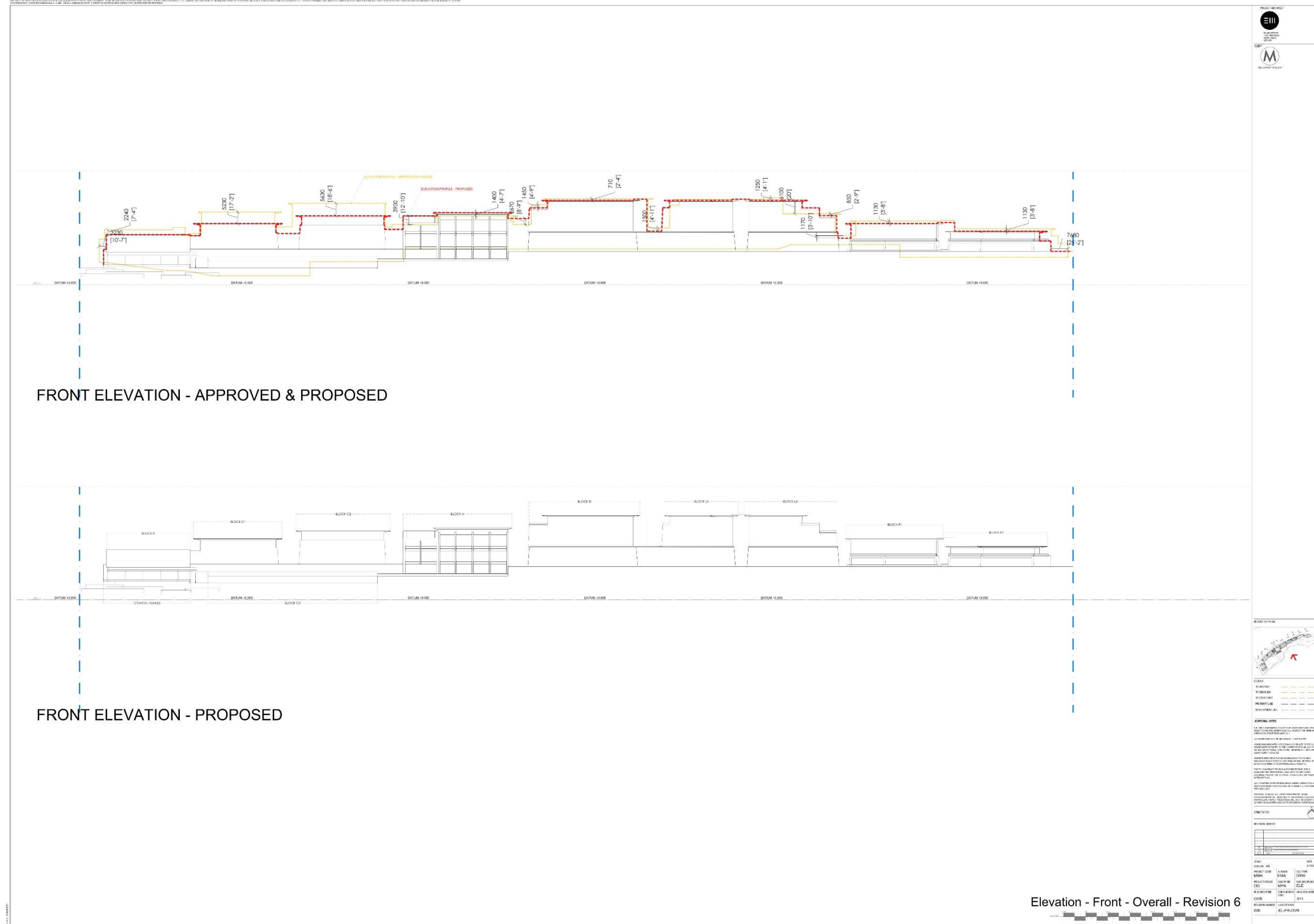




**Figure 4: Soft Landscaping – Superimposition of the Scheme on the Approved Development**



**Figure 5: Seaward (south-facing) Elevation – Superimposition of the Scheme on the Approved Development**





## **SCOPING ASSESSMENT**

36. As mentioned, the EIA Coordinator undertook a scoping exercise to identify which elements of the original EIA required updating, as a result of the changes envisaged by the Scheme. The original EIA (Versions 1 and 2) addressed the topic areas of: *geo-environment, agriculture, terrestrial ecology, avifauna, marine environment, cultural heritage, landscape character and visual assessment, and noise emissions*. The changes envisaged by the Scheme primarily involve modification of the height and massing of the hotel as approved. Accordingly, the visual amenity impact assessment was updated, and this is described below.
37. This section of the EIA Statement summarises the scoping assessment, as outlined in **Table 3**.



**Table 3: Scoping Assessment**

Approved Development					Scheme			
Predicted Impact		Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact	Change to Predicted Impact	Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact
Geo-environment								
Extraction of mineral resources	The approved development envisages the extraction of approximately 122,872 m³ of material. A small proportion will be reused on site in the new; the soil to be removed will be reused in the new landscaping.	Major significance	Use of excavated rock as general fill Use of soil in landscaping on site (and / or used elsewhere off-site)	Major significance	The changes envisaged by the Scheme have reduced the scale of the excavation. It is envisaged that approximately 51,400 m³ of excavated material and 11,000 m³ of soil (with some man-made material) will be cleared / excavated. As was intended, all of the soil has been retained on site, and will be used in the new landscaping. Approximately 2,000 m³ of the excavated material has also been retained, to be reused in the new build. Nevertheless, the impact in respect of the extraction of mineral resources remains of major significance.	Major significance	Use of excavated rock as general fill Use of soil in landscaping on site (and / or used elsewhere off-site)	Major significance
Change in geomorphological features	The approved development will involve the cutting into and remodelling of the slope. The construction will involve the use of retaining walls, ground anchors and piling foundations, to somewhat mitigate the impact on the stability of the slope. The CMP and a works method statement detail the works.	Major significance	None	Major significance	The changes envisaged by the Scheme have reduced the scale of the remodelling of the slope and the interventions required to ensure its stability. Less ground anchoring and piling will be required for the construction. Nevertheless, the impact in respect of the change in geomorphological features remains of major significance. Where there will still be some remodelling of the slope, the impact on the stability of the site and the slope remains of minor significance.	Major significance	None	Major significance
Impact on the stability of the Scheme site and the slope		Minor significance	Construction methodology to ensure stability / CMP addressing stability issues / monitoring of the construction	Minor significance		Minor significance	Construction methodology to ensure stability / CMP addressing stability issues / monitoring of the construction	Minor significance
Change in the quality of ground water	The approved development is unlikely to result in significant ground water quality impacts, given the in-built measures designed to avoid contamination of ground and surface water, including the collection of rainwater.	Not significant to minor significance	CMP addressing pollution arising during construction In-built design measures	Not significant	The changes envisaged by the Scheme do not involve changes to the arrangements for water collection and surface water management. Accordingly, the Scheme is unlikely to result in significant ground water quality impacts, given the in-built measures designed to avoid contamination of ground and surface water, including the collection of rainwater. The impact on the quality of ground water quality remains not significant to minor significance.	Not significant to minor significance	CMP addressing pollution arising during construction In-built design measures	Not significant
Change in the water cycle from soil sealing	The approved development will result in a just over two-fold increase in the built footprint, resulting in the building over of primarily soft landscaped areas.	Major significance	Attention to the treatment of the external areas, including species for new planting Management of the landscaping irrigation regime Maximising rainwater collection during operation	Minor significance	The changes envisaged by the Scheme will marginally reduce the built-up area (by approximately 85 m²). The impact in respect of change in the water cycle soil sealing remains of major significance.	Major significance	Attention to the treatment of the external areas, including species for new planting Management of the landscaping irrigation regime Maximising rainwater collection during operation	Minor significance

Approved Development					The Scheme			
Predicted Impact		Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact	Change to Predicted Impact	Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact
<b>Geo-environment</b>								
<b>Change in the surface water run-off patterns during construction</b>	The approved development will have appropriate mitigation measures in place to avoid concentrations of water seeping into and weakening the strength of the underlying clay and excessive run-off into the sea.	Minor significance	CMP addressing pollution arising during construction In-built design measures	Minor significance	The changes envisaged by the Scheme do not involve changes to the measures to be put in place to avoid concentrations of water seeping into and weakening the strength of the underlying clay and excessive run-off into the sea. The impact in respect of change in the surface water run-off patterns during construction remains of minor significance.	Minor significance	CMP addressing pollution arising during construction In-built design measures	Minor significance
<b>Agriculture</b>								
<b>Loss of potential agricultural land as a result of soil sealing</b>	The approved development will result in the building over (or soil sealing) of approximately 1,340 m <sup>2</sup> of semi-natural land along the northern boundary of the complex, and the permanent loss of land with the potential for agricultural use. The appraisal of the quality of this land is that it is of low agricultural value, with limited potential for agricultural use.	Major significance	Reuse of topsoil (on and off-site)	Major significance	The changes envisaged by the Scheme do not involve any modification of the northern boundary of the hotel complex. There will still be the loss of 1,340 m <sup>2</sup> of semi-natural land with the potential for agricultural use. The impact in respect of the loss of agricultural land remains of major significance. The impact in respect of the potential for agricultural production remains not significant.	Major significance	Reuse of topsoil (on and off-site)	Major significance
<b>Potential for agricultural production</b>		Not significant		Not significant		Not significant		Not significant
<b>Dust impacts on agricultural land</b>	With the approved development, it had been intended to process the demolition and excavation waste on site using a mobile crusher and to install a batching plant for the duration of the construction. It was considered that the stone crushing and batching activity, as well as the storage on site of crushed stone / sand stockpiles, had the potential to increase dust emissions.	Minor significance	Construction in accordance with industry standards for control of dust CMP	Minor significance	Excavation of the site is almost complete, and the excavation has been undertaken having regard to the Scheme, as opposed to the approved development. Hence, there has been less excavation than was envisaged with the approved development. Furthermore, the batching plant has not (and will not) been installed. The CMP addresses dust mitigation. The impact in respect of the dust impacts on agricultural land remains of minor significance.	Minor significance	Construction in accordance with industry standards for control of dust CMP	Minor significance
<b>Terrestrial Environment</b>								
<b>Loss of habitat</b>	The approved development will not result in the loss of any natural habitats within the site and, as long as construction activities are confined to within the site boundary, the impact on habitat loss will not be significant.	Not significant	Ensure construction activity does not spill out onto the natural habitats surrounding the Scheme site	Not significant	The changes envisaged by the Scheme do not involve any encroachment beyond the approved hotel complex and will not result in the loss of any natural habitats within the site. The monitoring in respect of the EMPs for the demolition and excavation stages has not identified any over-spill of construction activities onto the surrounding natural habitats. The impact in respect of habitat loss remains not significant.	Not significant	Ensure construction activity does not spill out onto the natural habitats surrounding the site during the remaining construction	Not significant

Approved Development					The Scheme			
Predicted Impact		Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact	Change to Predicted Impact	Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact
Terrestrial Environment								
Removal of protected trees	The approved development will involve the uprooting of several mature trees. The impact will be partly mitigated through the implementation of the new landscaping plan. The permit is conditional to the submission of a detailed landscaping plan to be submitted to and agreed by the ERA.	Major significance	Transplantation and compensatory planting;  Implementation of ecologically relevant landscaping scheme	Minor significance (short term)  Minor positive significance (long term)	The landscaping plan is being updated to reflect the changes envisaged by the Scheme. However, the landscaping plan will remain generally the same. The impact in respect of removal of protected trees remains of major significance.	Major significance	Transplantation and compensatory planting;  Implementation of ecologically relevant landscaping scheme	Minor significance (short term)  Minor positive significance (long term)
Removal of alien species	The risk of escape of IAS from the new landscaping plan for the approved development will be not significant, as long as there is no departure from the Plan, which follows the MEPA Guidelines on landscaping, and will not therefore involve planting of IAS. Any departure from the landscaping plan in this respect could have impacts of major significance.	Minor positive significance	Extend IAS removal to area surrounding the hotel	Major positive significance	The landscaping plan is being updated to reflect the changes envisaged by the Scheme. However, the landscaping plan will remain generally the same. The plan does not envisage the planting of new IAS and includes the removal of the IAS within the site. The impact in respect of removal of alien species remains of minor positive significance.	Minor positive significance	Extend IAS removal to area surrounding the hotel	Major positive significance
Disturbance / damage to habitats and wildlife	The impact on habitat loss from spill over during the construction of the approved development is considered to be of minor significance.	Minor significance	CMP  Good construction practices  Monitoring	Minor significance	The changes envisaged by the Scheme do not involve any encroachment beyond the approved hotel complex. The monitoring in respect of the EMPs for the demolition and excavation stages has not identified any over-spill of construction activities onto the surrounding natural habitats. The impact in respect of disturbance / damage to habitats and wildlife remains of minor significance.	Minor significance	CMP  Good construction practices  Monitoring	Minor significance
Escape of species used in landscaping	The risk of escape of IAS from the new landscaping for the approved development will be not significant, as long as there is no departure from the landscaping plan. Any departure from the landscaping plan, resulting in the use of IAS, could result in impacts of major significance.	Not significant (if landscaping plan is respected)  Major significance (if plan is not followed)	Landscaping should be ecologically compatible with adjacent natural habitats and in line with MEPA’s Guidelines on Trees, Shrubs and Plants for Planting and Landscaping the Maltese Islands  Landscaping plan provisions to be followed during first planting and subsequent maintenance.	Not significant	The landscaping plan is being updated to reflect the changes to the Scheme. However, the landscaping plan will remain generally the same. The plan does not envisage the planting of new IAS and includes the removal of the IAS within the site. The impact in respect of the escape of alien species remains not significant to potentially major significance.	Not significant (if landscaping plan is respected)  Major significance (if plan is not followed)	Landscaping should be ecologically compatible with adjacent natural habitats and in line with MEPA’s Guidelines on Trees, Shrubs and Plants for Planting and Landscaping the Maltese Islands  Landscaping plan provisions to be followed during first planting and subsequent maintenance.	Not significant

Approved Development					The Scheme			
Predicted Impact		Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact	Change to Predicted Impact	Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact
Terrestrial Environment								
Disturbance / damage to habitats and wildlife	The approved development could result in increased footfall in the area and trampling of the habitats. The natural areas surrounding the site are of low value, although there are areas of good and excellent quality further away from the site. Trampling effects could impede these habitats from achieving favourable conservation status.	Minor significance Potentially major significance for habitats of conservation significance, of limited distribution and already experiencing pressures	Educate guests to avoid sensitive habitats  Clearly mark specific pathways and introduce signage as appropriate	Not significant to Minor significance	The changes envisaged by the Scheme have no implications for the impacts identified for the approved development. Hence, the impact in respect of the disturbance / damage to habitats and wildlife remains of minor to potentially major significance	Minor significance Potentially major significance for habitats of conservation significance, of limited distribution and already experiencing pressures	Educate guests to avoid sensitive habitats  Clearly mark specific pathways and introduce signage as appropriate	Not significant to Minor significance
Disturbance of fauna from light pollution	The approved development will be ODZ, and between two Natura 2000 sites and SPAs. Accordingly, the external lighting treatment warrants an ecological approach. The permit is conditional to the submission of a detailed external lighting plan, to be submitted to and agreed by the ERA. The lighting plan must also have regard to the <i>Guidelines on Ecologically Responsible Lighting</i> . Any departure from the Guidelines could result in impacts of major significance	Minor significance (if Guidelines followed)  Major significance (if Guidelines not followed)	Details and implementation of lighting plan to adhere to Guidelines for Ecologically Responsible Lighting; CMP; Monitoring	Minor significance	The external lighting plan is being updated to reflect the changes envisaged by the Scheme. However, the lighting plan will remain generally the same and has regard to the <i>Guidelines on Ecologically Responsible Lighting</i> . The impact in respect of disturbance of fauna from light pollution remains of minor to potentially major significance.	Minor significance (if Guidelines followed)  Major significance (if Guidelines not followed)	Details and implementation of lighting plan to adhere to Guidelines for Ecologically Responsible Lighting; CMP; Monitoring	Minor significance
Avifauna								
Disturbance of avifauna from light pollution	The approved development will be ODZ, and between two Natura 2000 sites and SPAs. Accordingly, the external lighting treatment warrants an ecological approach. The permit is conditional to the submission of a detailed external lighting plan, to be submitted to and agreed by the ERA. The lighting plan must also have regard to the <i>Guidelines on Ecologically Responsible Lighting</i> . Any departure from the Guidelines could result in impacts of major significance	Minor significance (if Guidelines followed)  Major significance (if Guidelines not followed)	Details and implementation of lighting plan to adhere to Guidelines for Ecologically Responsible Lighting; CMP; Monitoring	Minor significance	The external lighting plan is being updated to reflect the changes envisaged by the Scheme. However, the lighting plan will remain generally the same and has regard to the <i>Guidelines on Ecologically Responsible Lighting</i> . The impact in respect of disturbance of fauna from light pollution remains of minor to potentially major significance.	Minor significance (if Guidelines followed)  Major significance (if Guidelines not followed)	Details and implementation of lighting plan to adhere to Guidelines for Ecologically Responsible Lighting; CMP; Monitoring	Minor significance



Approved Development					The Scheme			
Predicted Impact		Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact	Change to Predicted Impact	Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact
Avifauna								
Noise impact on avifauna from construction activities	It had been predicted that construction noise in respect of the approved development reaching birds in the areas to the north and east of the site could exceed the ambient noise levels in the critical frequencies for communication, with the highest noise levels likely to be experienced when the batching plant was in operation. Noise levels in the vicinity of the Ghadira Nature Reserve were predicted to be of no significance during the demolition / site clearance and the construction / finishing stages, and when neither the stone crusher nor the batching plant is in operation. The highest noise levels at the Nature Reserve were predicted to be experienced when the batching plant was in operation (54 dBA and being of minor significance).	Not significant to minor significance, depending on the stage of construction and the location of the sensitive receptors	CMP with noise control measures	Not significant to minor significance	Demolition of the former hotel has been completed and excavation of the site is almost complete, and the excavation works have been undertaken having regard to the Scheme, as opposed to the approved development. Furthermore, the batching plant was not (and will not be) installed on site. Noise monitoring conducted at the Ghadira Nature Reserve as part of the EMPs for the demolition and excavation works has identified noise values in the range of 35 to 59 dBA (being of no significance to minor significance). During the construction / finishing stage of the Scheme, it is likely that noise levels would be in the same range as predicted for the approved development, hence being of no significance at Ghadira Nature Reserve, and being of no significance to minor significance (20 to 79 dBA) in the areas immediately to the north and east of the site.	Not significant to minor significance, depending on the location of the sensitive receptors	CMP with noise control measures	Not significant to minor significance
Noise impact from outdoor entertainment activities	It is predicted that noise from outdoor entertainment activity reaching birds in the areas to the north and east of the site when the approved development comes into operation could exceed the ambient noise levels in the critical frequencies for communication when amplified music playing at full volume (and depending on the proximity of the birds). With only background noise playing, the noise levels are likely to be below the ambient noise levels in the critical frequencies for communication.	Not significant to minor significance, depending on the loudness of the amplified music and the location of the sensitive receptors	Management regime to control noise from amplified music sound systems.  Environmental permit addressing noise controls	Not significant to minor significance	The changes envisaged by the Scheme have no implications for the nature or location of the outdoor entertainment activities. Hence, the impact in respect of noise from outdoor entertainment activities remains of no significance to minor significance, depending to the loudness of the amplified music and the location of the birds.	Not significant to minor significance, depending on the loudness of the amplified music and the location of the sensitive receptors	Management regime to control noise from amplified music sound systems.  Environmental permit addressing noise controls	Not significant to minor significance
Marine Environment								
Changes or disturbance to seabed habitats during the repair works on the jetty	The approved development envisages the repair of the existing concrete jetty. The works on the jetty will have a limited footprint. The permit is conditional to the submission of a detailed restoration method statement (RMS) for the coastal works, to be submitted to and agreed by the ERA. Any departure from the RMS could result in impacts of major significance.	Minor significance	Determine whether jetty can be repaired or requires replacement; Retain existing footprint; Inspect any marine plant prior to deployment Provision of spill kits and training of personnel Deploy silt curtain	Minor to Not significant	The revised Scheme still envisages repair of the jetty and the RMS remains valid for the Scheme. Hence, the impact in respect of changes or disturbance to seabed habitats during the repair works on the jetty remains of minor significance.	Minor significance	Determine whether jetty can be repaired or requires replacement; Retain existing footprint; Inspect any marine plant prior to deployment Provision of spill kits and training of personnel Deploy silt curtain	Minor to Not significant

Approved Development					The Scheme			
Predicted Impact		Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact	Change to Predicted Impact	Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact
Marine Environment								
Changes or disturbance to seabed habitats during the removal of concrete and old infrastructure from the shore	The approved development envisages the restoration of the foreshore through the removal of the concrete platforms and the old discharge infrastructure. The permit is conditional to the submission of a detailed restoration method statement (RMS) for the coastal works, to be submitted to and agreed by the ERA. Any departure from the RMS could result in impacts of major significance.	Minor negative significance (works)  Minor positive significance (rehabilitation)	Good coastal working practices  Deployment of silt curtain  Control of surface waters  Coastal works only to take place during calm sea conditions	Not significant to minor significance (works)  Minor positive significance (rehabilitation)	The revised Scheme still envisages the restoration of the foreshore through the removal of the concrete platforms and the old discharge infrastructure and the RMS remains valid for the Scheme. Hence, the impact in respect of the restoration of the coast remains of minor positive significance, but where a lack of attention to good practice during the works could result in minor negative impacts in respect of changes or disturbance to seabed habitats.	Minor negative significance (works)  Minor positive significance (rehabilitation)	Good coastal working practices  Deployment of silt curtain  Control of surface waters  Coastal works only to take place during calm sea conditions	Not significant to minor significance (works)  Minor positive significance (rehabilitation)
Changes in baseline hydromorphological, chemical and physico-chemical elements of the Bay from the presence / operation of the discharge infrastructure: Salinity effects	The approved development envisages a new RO system where hypersaline effluent will be discharged into ground boreholes drilled in the bedrock close to the coast, finding its way into the sea in a dispersed manner and reaching the sea in a diluted form. It is predicted that the effluent will not impact the marine benthic assemblages in the vicinity of the site in respect of salinity effects.	Not significant	Discharge of brine through boreholes; Seawater monitoring to confirm discharge functioning as intended	Not significant	The revised Scheme envisages the same RO system as envisaged for the approved development. Hence, the impact in respect of salinity effects on the baseline hydromorphological, chemical and physico-chemical elements of the Bay remains of no significance.	Not significant	Discharge of brine through boreholes; Seawater monitoring to confirm discharge functioning as intended	Not significant
Changes in baseline hydromorphological, chemical and physico-chemical elements of the bay from the presence / operation of the discharge infrastructure: Temperature effects	The approved development envisages a new RO system where hypersaline effluent will be discharged into ground boreholes drilled in the bedrock close to the coast, finding its way into the sea in a dispersed manner and reaching the sea in a diluted form. It is predicted that the effluent will not impact the marine benthic assemblages in the vicinity of the site in respect of salinity effects.	Not significant	Discharge of brine through boreholes; Seawater monitoring to confirm discharge functioning as intended	Not significant	The revised Scheme envisages the same RO system as envisaged for the approved development. Hence, the impact in respect of temperature effects on the baseline hydromorphological, chemical and physico-chemical elements of the Bay remains of no significance.	Not significant	Discharge of brine through boreholes; Seawater monitoring to confirm discharge functioning as intended	Not significant
Cultural Heritage								
Loss or damage to scheduled cultural heritage features	There are no scheduled cultural heritage features in the immediate vicinity of the site.	No significance	None	No significance	The changes envisaged by the Scheme do not involve any encroachment beyond the approved hotel complex. Nevertheless, there is a considerable distance to the nearest scheduled cultural heritage feature. The impact in respect of loss or damage to scheduled cultural heritage features remains of no significance.	No significance	None	No significance

Approved Development					The Scheme			
Predicted Impact		Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact	Change to Predicted Impact	Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact
<b>Cultural Heritage</b>								
<b>Loss or damage to recorded cultural heritage features</b>	The approved development has incurred the loss of the former Mellieha Bay Hotel (already demolished), identified by the Cultural Heritage Consultants as having merited a Grade 3 level of protection. The development envisages the retention <i>in situ</i> of the remains of the Knights-period Fedeau / Qassisu Battery (meriting a Grade 2 level of protection) and a previously unrecorded burial site (meriting a Class A level of protection).	Minor negative significance in respect of the loss of the existing hotel Minor positive impact in respect of the Fedeau / Qassisu Battery and Major positive impact on the burial site	Archaeological monitoring of the construction works / recording of features / salvaging of significant features	Minor negative significance in respect of the existing hotel Minor positive impact in respect of the Fedeau / Qassisu Battery and Major positive impact on the burial site	The revised Scheme still envisages the retention <i>in situ</i> of the remains of the Knights-period Fedeau / Qassisu Battery and the unrecorded burial site. The impact in respect of loss or damage to recorded cultural heritage features remains of minor negative significance in respect of the loss of the former hotel and of minor positive impact in respect of the retention of the Battery and of major positive impact in respect of the burial site.	Minor positive impact in respect of the Fedeau / Qassisu Battery and Major positive impact on the burial site	Archaeological monitoring of the construction works / recording of features / salvaging of significant features	Minor positive impact in respect of the Fedeau / Qassisu Battery and Major positive impact on the burial site
<b>Alteration of the quality of the setting of recorded cultural heritage features</b>	The unrecorded burial site and the remains of the Knights-period Fedeau / Qassisu Battery were discovered during the cultural heritage baseline study for the approved development. The former merits a Class A level of protection and the latter a Grade 2 level of protection. The development envisages the retention <i>in situ</i> of both these important features. The Battery will be incorporated within the landscaping plan.	Minor positive significance in respect of the Fedeau / Qassisu Battery and Major positive significance on the burial site	Restoration method statements, as relevant CMP addressing need to protect the recorded features Design of protective measures for burial site	Minor positive significance in respect of the Fedeau / Qassisu Battery and Major positive significance on the burial site	The revised Scheme still envisages the retention <i>in situ</i> of the remains of the Knights-period Fedeau / Qassisu Battery and the unrecorded burial site. The impact in respect of alteration of the quality of the setting of recorded cultural heritage features remains of minor positive significance in respect of the Battery and of major positive impact in respect of the burial site.	Minor positive significance in respect of the Fedeau / Qassisu Battery and Major positive significance on the burial site	Restoration method statements, as relevant CMP addressing need to protect the recorded features Design of protective measures for burial site	Minor positive impact in respect of the Fedeau / Qassisu Battery and Major positive impact on the burial site
<b>Loss or damage to unrecorded archaeological or cultural heritage features within the site</b>	Given the known heritage features on site, there is the potential for the unearthing of unrecorded archaeological artefacts during the construction of the approved development.	Uncertain, depending on whether features are present, their level of importance, and the extent of any loss or damage	Archaeological monitoring during excavation / recording of features / salvaging of significant features	Uncertain (depending on whether features are present, their importance and the extent of any loss or damage)	The changes envisaged by the Scheme have no implications in respect of the potential for the unearthing of unrecorded archaeological artefacts during the construction. The impact in respect of the loss or damage to unrecorded archaeological or cultural heritage features within the site remains uncertain.	Uncertain, depending on whether features are present, their level of importance, and the extent of any loss or damage	Archaeological monitoring during excavation / recording of features / salvaging of significant features	Uncertain (depending on whether features are present, their importance and the extent of any loss or damage)

Approved Development					The Scheme			
Predicted Impact		Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact	Change to Predicted Impact	Significance of Impact	Proposed Mitigation Measures	Significance of Residual Impact
Landscape Character								
II-Bajja tal- Mellieħa Character Area	The approved development will replace an existing structure. However, the scale of the new hotel will result in the feel of a larger, bulkier development on the coast. This will affect a large change on II-Bajja tal-Mellieħa Character Area and a moderate change on the Marfa Character Area.	Major significance	None	Major significance	The changes envisaged by the Scheme will modify the height and massing of the hotel. Nevertheless, the new hotel will still result in the feel of a larger, bulkier development on the coast, affecting a large change on II-Bajja tal-Mellieħa Character Area and a moderate change on the Marfa Character Area.	Major significance	None	Major significance
II-Bisqra Uplands Character Area: LLT: Artificial land cover		Not significant	None	Not significant		Not significant	None	Not significant
II-Bisqra Uplands Character Area: LLT: Garrigue		Not significant	None	Not significant		Not significant	None	Not significant
Marfa Character Area		Moderate significance	None	Moderate significance		Moderate significance	None	Moderate significance
II-Qammieħ Character Area: LLT: Ghadira Nature Reserve		Not significant	None	Not significant		Not significant	None	Not significant
II-Qammieħ Character Area: LLT: Agriculture		Not significant	None	Not significant		Not significant	Not significant	None
Noise Emissions								
Noise impact from construction activities	It had been predicted that construction noise in respect of the approved development reaching the human sensitive receptors could be in the range of 9 to 85 dBA, depending on the stage of construction and the location of the sensitive receptors, with noise levels in during the demolition and excavation stages at the closest receptors likely to be in the range of 81 – 85 dBA. The predicted noise levels during the construction / finishing phase of the approved development are predicted to be in the range of 9 to 67 dBA.	Not significant to major significance, depending on the stage of construction and location of the sensitive receptors	CMP with noise control measures Noise monitoring	Not significant to major significance	Demolition of the former hotel has been completed and excavation of the site is almost complete, and the excavation works have been undertaken having regard to the Scheme, as opposed to the approved development. Noise monitoring conducted as part of the EMPs for the demolition and excavation works has identified noise values in the range of 53 to 81 dBA at the human sensitive receptors (being of no significance to major significance), with the higher noise values being measured during the demolition works. The majority of the weekly noise values measured during the excavation stage have been lower than 75 dBA at the closest sensitive receptors, therefore being of moderate significance. During the construction / finishing stage of the Scheme, it is likely that noise levels would be in the same range as predicted for the approved development, hence being of no significance to moderate significance, depending on the location of the sensitive receptor.	Not significant to moderate significance, depending on the location of the sensitive receptors	CMP with noise control measures Noise monitoring	Not significant to moderate significance

## **VISUAL AMENITY ASSESSMENT**

### **Introduction**

38. This EIA Statement has been prepared because of the redesign of the replacement Mellieħa Bay Hotel as approved under PA/01948/20, and as assessed in Version 2 of the EIA Report. This redesign has primarily resulted in changes to the height and massing of the hotel, as described above, which have served to modify its visual appearance. This section addresses the potential impacts on visual amenity of the Scheme as revised.
39. Assessment of visual amenity involves examination of the wide range of factors that contribute to the qualities and attributes of the existing landscape and that may contribute to the visual appearance of a development. Visual impacts relate to the effect that a development would have on the amenity of sensitive receptors (those experiencing views of the site), relating to the actual or perceived visible changes to the character and quality of the landscape.
40. The key issues for the visual assessment were:

#### **Key Issues:**

- **Changes in the views of the key receptors**

41. As mentioned, the former Mellieħa Bay Hotel has been demolished. However, the purpose of the EIA Statement is to describe the changes envisaged by the Scheme in respect of the approved development, and how these changes affect the conclusions of the EIA as reported in Version 2 of the EIA Report in respect of that development. Accordingly, the visual assessment has been conducted where the existing landscape and visual appearance of the Scheme site has been taken to be as it was before the demolition of the former hotel. Hence, the visual assessment describes the change in the pre-existing views of the site, and the effect the Scheme will have on the amenity of sensitive receptors in that respect.
42. This section also includes a comparison of the visual appearance of the Scheme with the approved development, and with reference to the photomontages prepared for that version of the hotel.

### **Objectives of the Assessment**

43. The objectives of the visual amenity study were to:
- Undertake a baseline survey and characterisation of the visual amenity at and around the Scheme site, using desktop and field survey techniques;
  - Evaluate the landscape character of the Scheme site and its setting;
  - Establish the Zone of Theoretical Visibility (ZTV) for the Scheme as revised and identify the key viewpoints and receptors;



- Input the potentially beneficial design measures to the revised Scheme;
  - Predict the impacts of the revised Scheme on the visual amenity in the ZTV;
  - Assess the significance of the impacts on the landscape and visual amenity of the ZTV; and
  - Describe the mitigation measures designed into the revised Scheme, to minimise adverse impacts and enhance any beneficial impacts on the landscape and visual amenity.
44. The baseline survey and characterisation of the visual amenity at and around the Scheme site was conducted for the original EIA. The EIA Coordinator considered it unnecessary to update these for the visual assessment update. However, as mentioned, new photomontages were prepared to inform the updated assessment, and in respect of eight of the original 13 viewpoints considered in Version 2 of the EIA Report. The ZTV was revisited to inform the selection of these eight viewpoints, and the eight viewpoints were agreed with the ERA.

### **Standards and Guidelines**

45. The visual assessment was carried out with reference to MEPA's 2015 *Best Practice Guide Visual Simulations* and the UK *Guidelines for Landscape and Visual Impact Assessment (GLVIA) 2013* (Institute of Environmental Management and Assessment (IEMA) and the Landscape Institute).

### **Assessment Methodology**

46. The ZTV was defined using a combination of desktop and field-based techniques. As mentioned, the ZTV was revisited to inform the selection of eight viewpoints that were agreed with the ERA for the visual assessment update. **Figure 6** shows the location of these viewpoints.

### Sensitivity of Visual Receptors

47. The sensitivity of visual receptors is dependent on the location from where the receptors experience the view, their expectations of the view, their occupation or activity at the viewpoint, and the importance of the view. UK Guidelines note that the most sensitive receptors may include:
- Users of outdoor recreation facilities whose attention or interest may be focused on the landscape;
  - Communities, where the development may result in changes to the landscape setting or valued views enjoyed by the community;
  - Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience; and
  - Occupiers of residential properties with views affected by the development.

48. The Guidelines also note that other receptors could include people engaged in outdoor sport or recreation, other than those involving an appreciation of the landscape, people travelling through the area, and people at their place of work. The latter are regarded as the least susceptible to changes in view.
49. The following definitions are used to categorise the sensitivity of receptors:
- **High sensitivity receptors:** those who repeatedly visit the viewpoint to partake of the view. Such views are generally highly valued by the community;
  - **Moderate sensitivity receptors:** itinerant visitors (mostly tourists) to the viewpoint; and
  - **Low sensitivity receptors:** road users, workers, etc.
50. Residents are not included as receptors, because views from private property are not protected under planning law, or other public policy, except in so far as the zoning of the land implies certainty as to the type of development that may be permitted. The rights of nearby residents are, however, somewhat protected through the planning system, since they can object to any change of land use (or airspace). The process does not assess the impacts of a development on the rights or values of individuals, but rather on the public collectively, and those rights and values are as expressed in legislation and planning policy. It is for this reason that this visual impact assessment does not address the effects of the loss of a view from private properties, land ownership, etc.
51. The potential sensitive receptors identified in the course of the field survey (in order of descending sensitivity) were:
- Recreational users of areas in the vicinity of the site, walkers and joggers;
  - Tourists / visitors viewing the area from long to medium distance viewpoints;
  - Road users (vehicle occupants and pedestrians); and
  - Workers.

#### ***Magnitude of Visual Change***

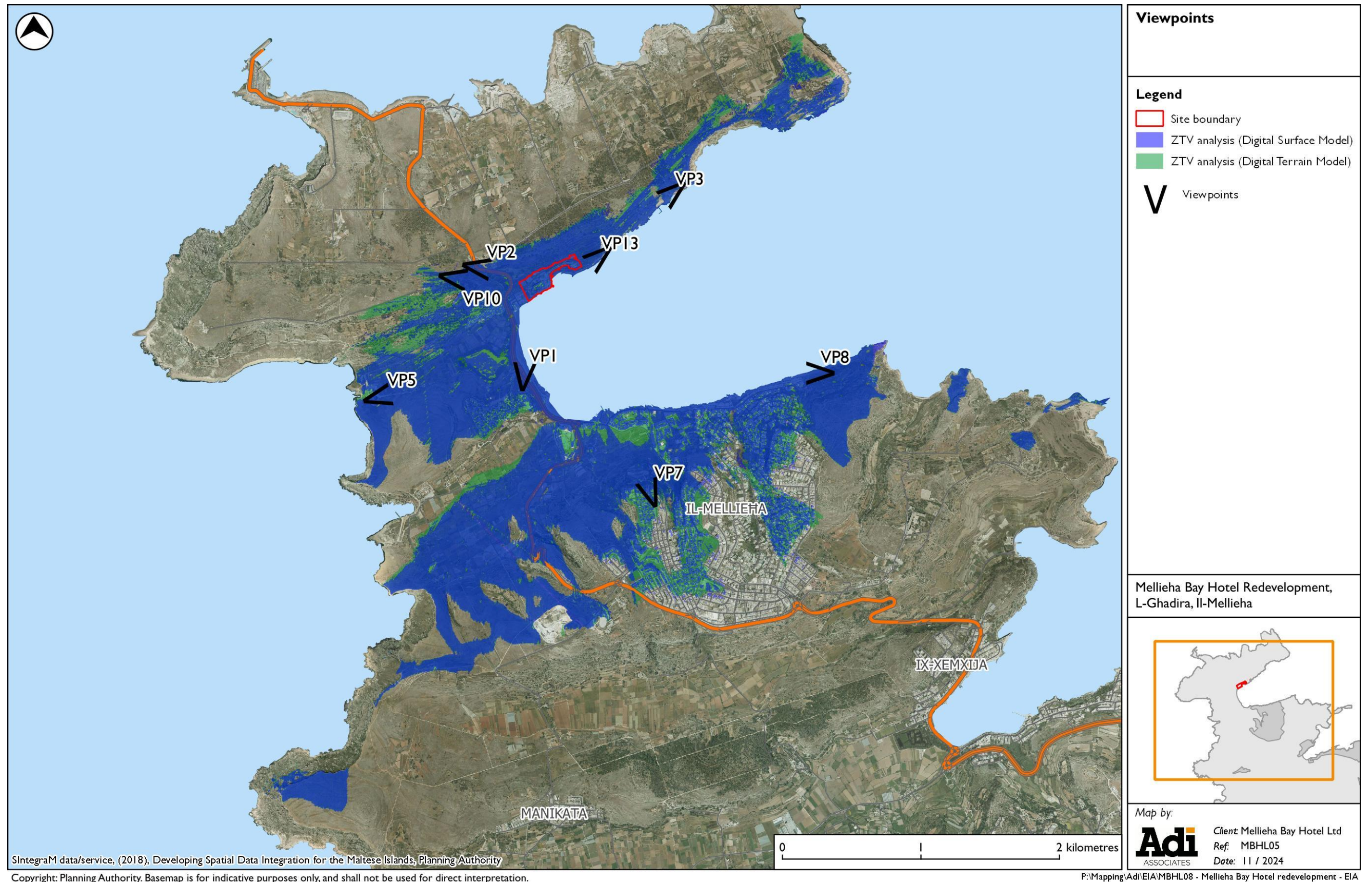
52. Identification of the magnitude of change depends on the size or scale of the change in view (relating to the extent of visibility, degree of screening, angle of view, and distance from the development) and the degree of contrast, or integration, of any new features with the existing features, as well as the duration and reversibility of the visual effects. **Table 4** defines magnitude of visual change.

**Table 4: Magnitude of Visual Change**

High	Medium	Low	Imperceptible Change
A substantial change in view affecting a large number of viewers	A moderate change in view affecting many/some viewers	A smaller change in view affecting a low number of viewers	A small, barely perceptible or no change in view.



**Figure 6: Zone of Theoretical Visibility and Selected Viewpoints**





### **Determining Impact Significance**

53. The significance of impacts on visual amenity is dependent upon judgements about the value of the existing visual amenity compared to the new visual amenity that would be created by the Scheme, the number of people affected, the receptors' sensitivity to change, the magnitude, duration, and permanency of the changes, and subjective judgements about the degree to which these changes would matter to those concerned.
54. The significance of visual impacts has been assessed in relation to:
  - Number and sensitivity of receptors affected;
  - Duration of the changes;
  - Extent of visibility and distance from the Scheme;
  - Type of view – proportion of the Scheme visible, focus on the Scheme due to proximity, and whether the view is fixed, transient, or sequential;
  - Changes to the view from the identified viewpoints, as illustrated by the photomontages; and
  - Scope for mitigation / enhancement measures to screen the Scheme.
55. Based on the above criteria, an assessment of the significance of the viewpoints was made in terms of whether it is considered to be of:
  - **Major significance** - *substantial changes in the view*. Where the extent of the impact on the view would be large in magnitude and affect a large number of receptors, or is of particular importance to the viewers affected. It may be an advertised viewpoint and / or a view with high amenity and scenic qualities and few intrusive elements in the view;
  - **Moderate significance** – *moderate change to the view*. Where the extent of the impact on the view would be moderate in magnitude or extent and affect a moderate number of receptors, or is of some importance to the viewers affected. It may be a viewpoint from which there is a view with some visual amenity / intrinsic value (this may include views across, or within, a regionally or locally designated landscape) and potentially some intrusive elements to the view;
  - **Minor significance** – *smaller changes to the view*. Where the extent of the impact on the view would be small in magnitude, or extent, and affect relatively few receptors, or a larger number of receptors with passing interest in their visual environment. The view would have a low visual amenity / intrinsic value or with intrusive man-made elements within the view; or be
  - **Not significant** - *little or no obvious changes to the view*. Where the extent of the impact on the visual amenity would be of limited importance in scale, or magnitude, or affect persons of low sensitivity to change, and / or be a view of



low intrinsic value. Alternatively, the impact would affect very few people, be transient, and only affect a small part of the Scheme or panorama.

56. **Table 5** identifies the impact significance in tabular format, noting that there is a gradual transition between categories and that magnitude and sensitivity are not necessarily evenly weighted, such that the final decision on significance comes down to a professional judgement.

**Table 5: Identification of Impact Significance**

Magnitude of change					
		Imperceptible	Low	Medium	High
Sensitivity of Receptor	Low	<i>Not significant</i>	<i>Not significant or Minor</i>	<i>Minor</i>	<i>Minor or moderate</i>
	Medium	<i>Not significant</i>	<i>Minor</i>	<i>Moderate</i>	<i>Moderate or major</i>
	High	<i>Not significant</i>	<i>Minor or moderate</i>	<i>Moderate or major</i>	<i>Major</i>

### Zone of Theoretical Visibility and Viewpoints

57. **Figure 6** illustrates the computer-generated ZTV and the viewpoints used for the assessment. Whilst the ZTV appears extensive, in the field it was ascertained that, as a result of buildings, vegetation, and distance, the Scheme site was not visible from all areas within the ZTV. The field survey was carried out in the original EIA to select the best viewpoints and to identify the long, medium, and short distance views from public places. As mentioned, the ZTV was revisited to inform the selection of the eight viewpoints agreed with the ERA for the visual assessment update. For ease of comparison with the original EIA, the original numbers assigned to the viewpoints were retained for the visual assessment update.

### Scheme Site Visibility

58. In assessing views, there is often likely to be a continuum in the degree of visibility of a development, from full view to no view. **Table 6** summarises the situation in respect of the revised Scheme, and with regard to the following:
- Extent of the Scheme site visibility – full view, partial view, glimpse, or no view into the site (without the Scheme) at all demonstrates the exposure of the site and the processes thereon to public view.
  - Proportion of the Scheme visible – expresses the proportion of the Scheme that will be visible from the VPs: full, most, some, small amount, or none.
  - Focus on the Scheme due to proximity – is an indicator of the distance from the Scheme site and whether the view from the viewpoint will focus on the Scheme due to its proximity (i.e., it is the only thing to look at), or whether the Scheme will be part of a panorama view.

**Table 6: Summary of Scheme Site Visibility from Viewpoints**

	Viewpoints							
	VP1	VP2	VP3	VP5	VP7	VP8	VP10	VP13
Distance of viewpoint from Scheme (m)	537	380	853	1,300	1,700	1,900	528	124
Extent of Scheme site visibility	All (front)	Partial	Partial	Partial	All (front)	Most	Partial	Small amount
Proportion of Scheme visible	100%	10%	5%	10%	100%	90%	60%	5%
Focus on Scheme due to proximity	Proximity	Proximity	Panoramic	Panoramic	Panoramic	Panoramic	Proximity	Proximity

### Changes in Visual Amenity and their Significance

59. The changes to the visual amenity and their significance are described in **Table 7**. The A3 images are presented in **Appendix 2**. The assessment of the impact of the revised Scheme on the visual amenity of the ZTV takes account of the:
- Scale of change resulting from the Scheme;
  - Degree of contrast or integration resulting from the change;
  - Duration and nature of the effect;
  - Angle of view in relation to the main activity of the receptor;
  - Distance of the viewpoint from the Scheme site;
  - Extent of the area over which the changes would be visible; and
  - Number and level of sensitivity of sensitive receptors who may experience the views.
60. The impact of the revised Scheme on the visual amenity of the area as portrayed in **Table 7** varies depending on the viewpoint. Moderate and major effects have been noted from all the viewpoints. Significance is dependent on the scale of change to the visual amenity of the area, the intrinsic value of the view, and the sensitivity of receptors that will view the Scheme.

### Comparison of the Scheme and the Approved Development

61. **Figure 7** shows the photomontages prepared for the replacement Mellieħa Bay Hotel approved under PA/01948/20 (as presented in Version 2 of the EIA Report). These illustrate the views of the approved hotel from the eight viewpoints subject of the visual assessment update.
62. As assessed in the original EIA, the impact of the approved development on the visual amenity of the area, as portrayed in the photomontages, varied depending on the viewpoint. Major impacts were identified in respect of the changes to the views from Triq il-Marfa from the south and the north (Viewpoints 1 and 2), and from Torri l-Aħmar (Viewpoint 10). Moderate to major impacts were identified in respect of the change to the views from the dirt road in front of lċ-Ĉumnija Wastewater Treatment Plant (Viewpoint 5), from the Playground behind Il-Mellieħa Parish Church (Viewpoint 7), and from L-Imġiebaħ, at Santa Marija Estate (Viewpoint 8). Moderate impacts were identified in respect of the change to the views from Slug's Bay (Viewpoint 3) and from the east of the Scheme site (Viewpoint 13).
63. By comparison with the visual impact identified for the Scheme as revised, the significance in respect of the view approaching the site from the north on Triq il-Marfa (Viewpoint 2) has changed. As mentioned, in the original EIA, the change to the view from Viewpoint 2 was identified as being of major significance. In the EIA Update, the change to the view from Viewpoint 2 has been identified as being of

moderate to major significance, primarily resulting from the lowering of the height of the hotel on its eastern side. This serves to reduce the visibility of the development from this viewpoint.



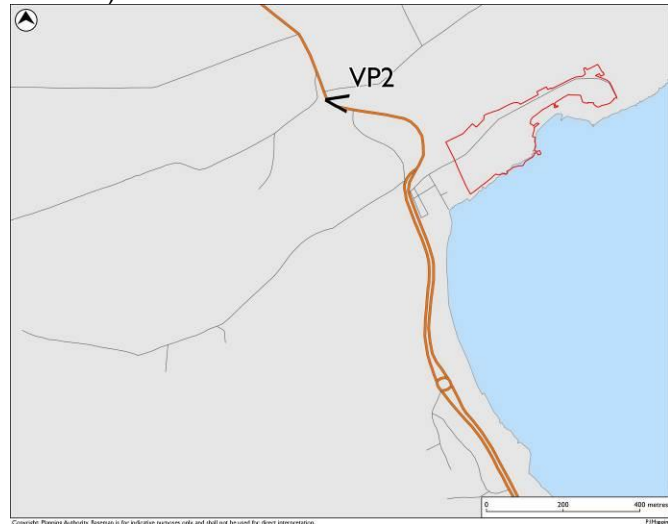
**Table 7: Changes to Visual Amenity and the Impact Significance**

Viewpoint I (4 <sup>th</sup> May 2022)	
<p><b>Location:</b> Triq Il-Marfa (promenade) (northbound direction)</p>  <p><b>Key Features</b></p> <p>A proximity view across the Bay to the Scheme site, showing the existing Mellieħa Bay Hotel sitting on the coastline, with agricultural land and garrigue habitat providing the backdrop.</p> <p>Moderate visual amenity, moderate intrinsic value.</p>	 <p><b>VIEWPOINT REFERENCE 01</b> YR 0 10 Distance to proposed development: 537m Camera height: 1.5m Date &amp; time of photograph: 04-May-22; 1335 VFOV: 27.0 deg HFOV: 39.6 deg Date: 30-Jun-22</p> <p><b>EXISTING VIEW</b></p> <p>The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only</p>
<p><b>Sensitive Receptors</b></p> <p>Recreational users, users coming to partake of the view.</p> <p>High numbers of high sensitivity receptors.</p>	
<p><b>Change to Visual Amenity</b></p> <p>A modern structure replaces the old one. The Scheme rises higher than the existing hotel, and the building mass appears greater. In addition, the built-up area on the left-hand side of the hotel is particularly noticeable. The colouring of the new buildings is more in keeping with the surroundings, compared to the stark white colouring of the existing hotel, although the darker coloured block in the centre of the development is particularly visible.</p>	
<p><b>Impact</b></p> <p>A large change to the overall view of high intrinsic value affecting a high number of high sensitivity receptors.</p> <p><b>Impact: Major significance</b></p>	 <p><b>VIEWPOINT REFERENCE 01</b> YR 0 19 Distance to proposed development: 537m Camera height: 1.5m Date &amp; time of photograph: 04-May-22; 1335 VFOV: 27.0 deg HFOV: 39.6 deg Date: 14-Oct-24</p> <p><b>PROPOSED VIEW</b></p> <p>The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only</p>



## Viewpoint 2 (4<sup>th</sup> May 2022)

**Location:** Triq Il-Marfa (promenade) (southbound direction)



### Key Features

View towards Mellieħa Bay coming down Triq il-Marfa. The settlement of Mellieħa can be seen on the opposite ridge. Part of the existing Mellieħa Bay hotel can be seen in the centre of the image, on the left of the road and partly screened by trees and vegetation.

Moderate visual amenity, low to moderate intrinsic value.

### Sensitive Receptors

Recreational hikers, pedestrians, drivers

High numbers of high to low sensitivity receptors

### Change to Visual Amenity

The Scheme is visible in the centre of the view but, because it is lower in height and has a more muted colour scheme, it appears less dominant and better visually integrated than the existing hotel.

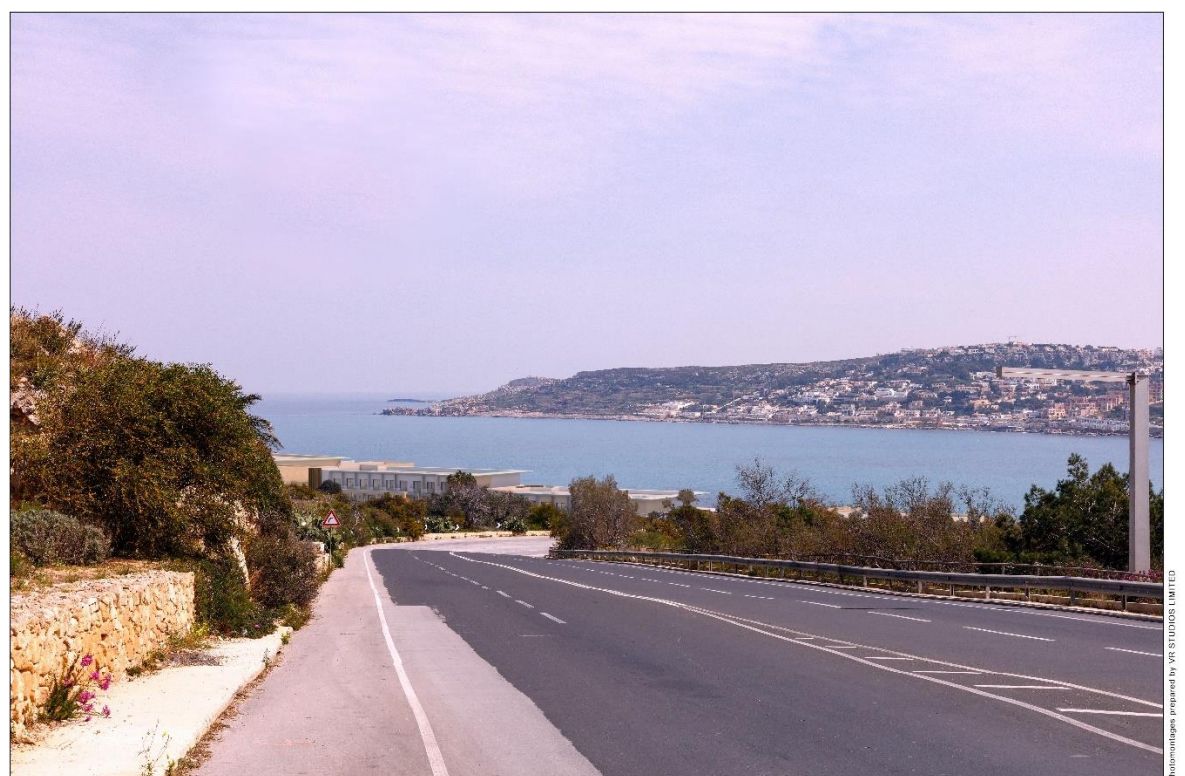
### Impact

A medium change to the overall view of low to moderate intrinsic value affecting a high number of low to high sensitivity receptors.

**Impact: Moderate to Major significance**



VIEWPOINT REFERENCE 02 YR 0 10 Distance to proposed development: 380m Camera height: 1.5m Date & time of photograph: 06-Apr-20; 1326 VFOV: 27.0 deg HFOV: 39.6 deg Date: 30-Jun-22  
EXISTING VIEW  
The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only

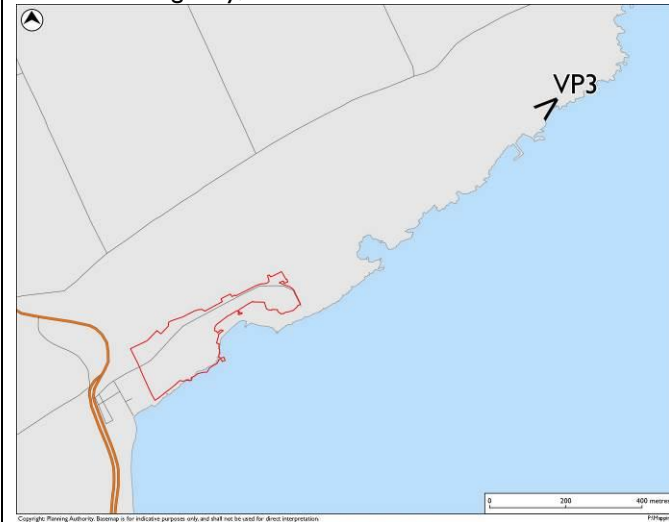


VIEWPOINT REFERENCE 02 YR 0 10 Distance to proposed development: 380m Camera height: 1.5m Date & time of photograph: 06-Apr-20; 1326 VFOV: 27.0 deg HFOV: 39.6 deg Date: 14-Oct-24  
PROPOSED VIEW  
The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only



## Viewpoint 3 (4<sup>th</sup> May 2022)

**Location:** Slugs Bay, L-Ahrax tal-Mellieħa



### Key Features

View from Slug's Bay towards the Scheme site. The view is dominated by the rocky coast and sloping terrain, with Ghadira beach visible in the distance and the garrigue promontory dominating the skyline behind. A small part of the existing Mellieħa Bay hotel is just noticeable rising above the sloping terrain to the right of the frame.

High visual amenity, high intrinsic value.

### Sensitive Receptors

Recreational users

Moderate numbers of high sensitivity receptors.

### Change to Visual Amenity

The Scheme is more noticeable on the higher part of the slope and an additional structure can be seen lower down, in the middle of the slope.

### Impact

A medium change to the overall view of high intrinsic value affecting a low number of high sensitivity receptors.

**Impact: Moderate significance**



VIEWPOINT REFERENCE 03 YR 0 10 Distance to proposed development: 853m Camera height: 1.5m Date & time of photograph: 06-Apr-20; 1339 VFOV: 18.2 deg HFOV: 27.0 deg Date: 30-Jun-22  
EXISTING VIEW  
This image must be viewed at a comfortable arm's length



VIEWPOINT REFERENCE 03 YR 0 10 Distance to proposed development: 853m Camera height: 1.5m Date & time of photograph: 06-Apr-20; 1339 VFOV: 18.2 deg HFOV: 27.0 deg Date: 14-Oct-24  
PROPOSED VIEW  
This image must be viewed at a comfortable arm's length



## Viewpoint 5 (4<sup>th</sup> May 2022)

**Location:** Dirt road in front of Iċ-Ċumnija Wastewater Treatment Plant



### Key Features

Agricultural land is the main scene in this view, with the afforested area on higher ground also an important part of the view. The existing Mellieħa Bay Hotel can be seen in the distance, and the sea can also be seen to the right of the image.

Moderate to high visual amenity, high intrinsic value

### Sensitive Receptors

Recreational users, farmers.

Low numbers of low to high sensitivity receptors

### Change to Visual Amenity

The Scheme presents a more dominant structure, standing out even more in this landscape than the existing hotel.

### Impact

A medium change to the overall view of high intrinsic value affecting a low number of low to high sensitivity receptors

**Impact: Moderate to major significance**



VIEWPOINT REFERENCE 05 YR 0 10 Distance to proposed development: 1.3km Camera height: 1.5m Date & time of photograph: 04-May-22; 1354 VFOV: 18.2 deg HFOV: 27.0 deg Date: 30-Jun-22  
EXISTING VIEW  
This image must be viewed at a comfortable arm's length



VIEWPOINT REFERENCE 05 YR 0 10 Distance to proposed development: 1.3km Camera height: 1.5m Date & time of photograph: 04-May-22; 1354 VFOV: 18.2 deg HFOV: 27.0 deg Date: 14-Oct-24  
PROPOSED VIEW  
This image must be viewed at a comfortable arm's length



## Viewpoint 7 (4<sup>th</sup> May 2022)

**Location:** Playground behind Il-Mellieħa Parish Church



### Key Features

View looking down at Għadira Bay. Terraced agricultural land slope down towards the road, and a ribbon of development runs adjacent to the road overlooking the Bay. The Scheme site is seen across the Bay, with Comino and Gozo visible in the distance behind it.

Moderate visual amenity, moderate intrinsic value.



VIEWPOINT REFERENCE 07 YR 0 10 Distance to proposed development: 1.7km Camera height: 1.5m Date & time of photograph: 04-May-22; 1512 VFOV: 18.2 deg HFOV: 27.0 deg Date: 30-Jun-22  
EXISTING VIEW  
This image must be viewed at a comfortable arm's length

### Sensitive Receptors

Recreational users

High sensitivity receptors

### Change to Visual Amenity

The Scheme appears to mainly occupy the same contours from this viewpoint, such that it appears mainly as a replacement or alternative to the existing Mellieħa Bay Hotel. However, the increase in height and the increased massing is very noticeable. Moreover, the structures on the left at the front of the hotel are particularly noticeable, taking up almost half of the foreshore in front of the hotel from this viewpoint.

### Impact

A medium change to the overall view of moderate intrinsic value affecting high sensitivity receptors.

**Impact: Moderate to major significance**

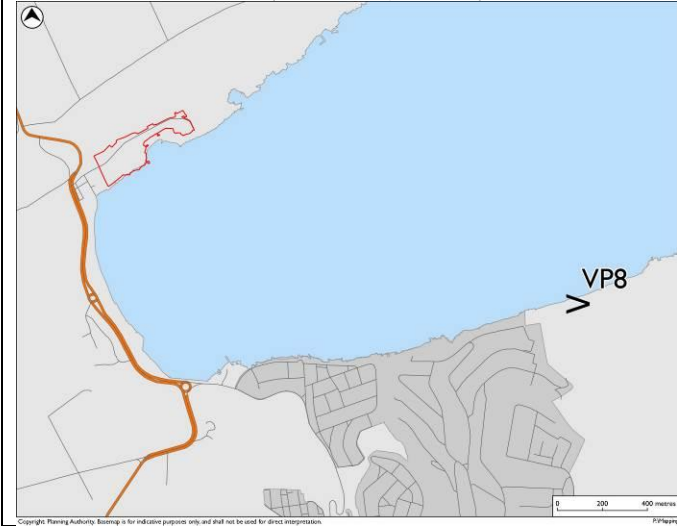


VIEWPOINT REFERENCE 07 YR 0 10 Distance to proposed development: 1.7km Camera height: 1.5m Date & time of photograph: 04-May-22; 1512 VFOV: 18.2 deg HFOV: 27.0 deg Date: 14-Oct-24  
PROPOSED VIEW  
This image must be viewed at a comfortable arm's length



**Viewpoint 8 (4<sup>th</sup> May 2022)**

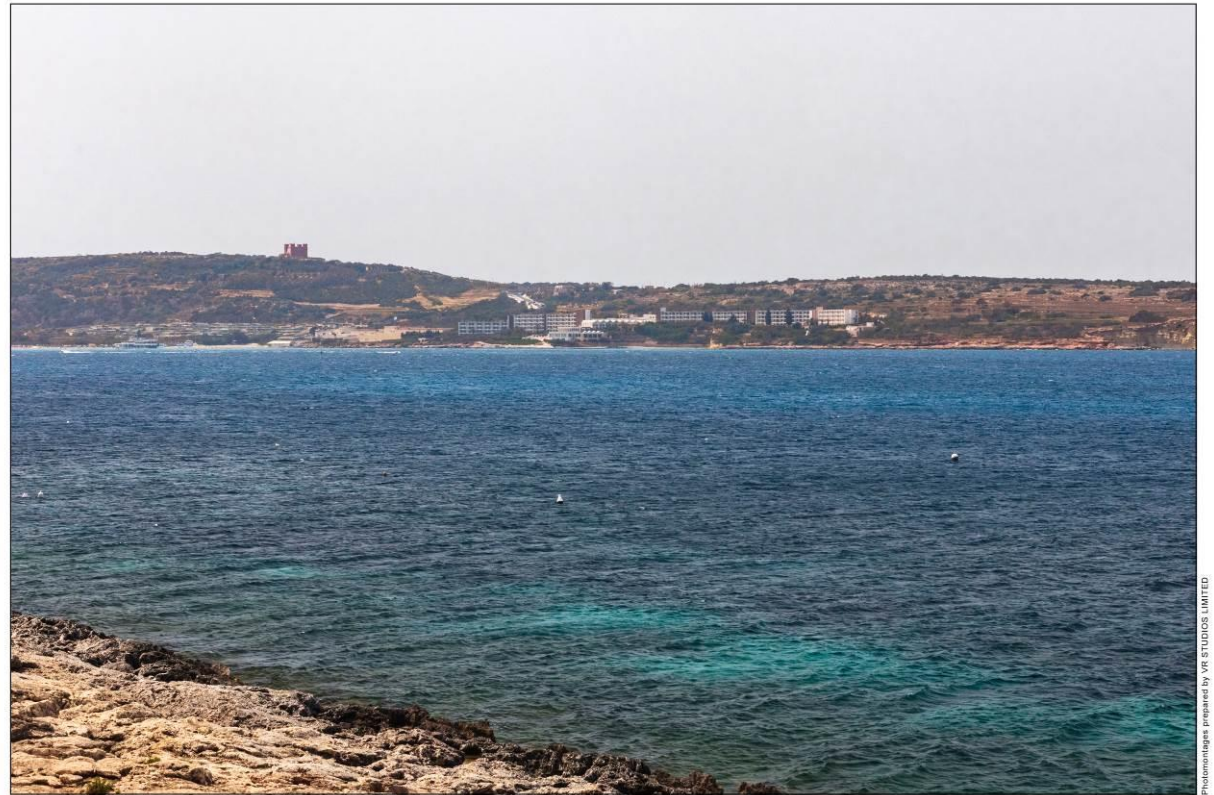
**Location:** L-Imġiebaħ (Santa Marija Estate)



**Key Features**

View across Għadira Bay, dominated by the sea. The existing Mellieħa Bay Hotel sits on the coast, below Marfa Ridge; the Red Tower is a landmark building on the afforested hill to the left.

Moderate visual amenity, moderate intrinsic value



VIEWPOINT REFERENCE 08 YR 0 10 Distance to proposed development: 1.9km Camera height: 1.5m Date & time of photograph: 04-May-22; 1455 VFOV: 18.2 deg HFOV: 27.0 deg Date: 30-Jun-22  
EXISTING VIEW  
This image must be viewed at a comfortable arm's length

**Sensitive Receptors**

Recreational users

High sensitivity receptors

**Change to Visual Amenity**

The Scheme appears to take up more of the view than the existing hotel and serves for a more urban feel to the setting.

**Impact**

A medium to large change to the overall view of moderate intrinsic value affecting high sensitivity receptors.

**Impact: Moderate to major significance**



VIEWPOINT REFERENCE 08 YR 0 10 Distance to proposed development: 1.9km Camera height: 1.5m Date & time of photograph: 04-May-22; 1455 VFOV: 18.2 deg HFOV: 27.0 deg Date: 14-Oct-24  
PROPOSED VIEW  
This image must be viewed at a comfortable arm's length

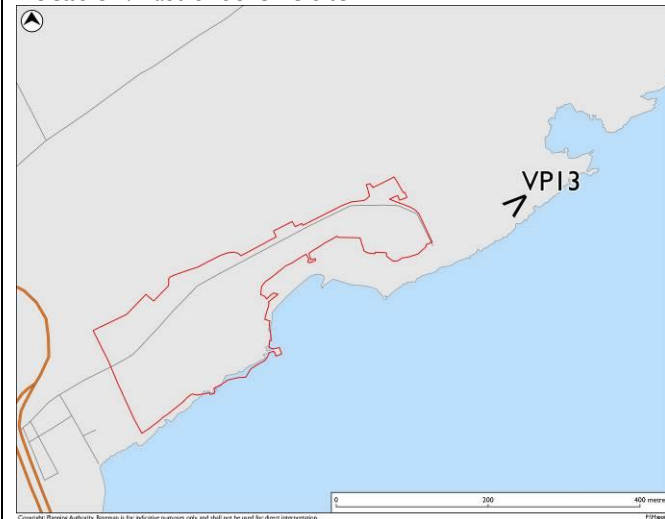


Viewpoint 10 (4 <sup>th</sup> May 2022)	
<div> <div>Location: Torri L-Aħmar</div> <div> </div> <div> <div>Key Features</div> <div>View from Torri l-Aħmar down towards the existing Mellieħa Bay Hotel, where the back of the hotel can be seen in part. The rest of the view is dominated by green, hilly terrain and the sea.</div> <div>Moderate visual amenity, moderate intrinsic value</div> </div> </div>	<div> <div> <div>VIEWPOINT REFERENCE 10</div> <div>YR 0 10</div> <div>Distance to proposed development: 528m</div> <div>Camera height: 1.5m</div> <div>Date &amp; time of photograph: 04-May-22; 1405</div> <div>VFOV: 27.0 deg HFOV: 39.6 deg</div> <div>Date: 30-Jun-22</div> </div> <div>EXISTING VIEW</div> <div>The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only</div> </div>
<div> <div>Sensitive Receptors</div> <div>Recreational users and those coming to partake of the view.</div> <div>High sensitivity receptors</div> </div>	
<div> <div>Change to Visual Amenity</div> <div>From this view, the Scheme adds bulk and height over the existing buildings.</div> </div>	
<div> <div>Impact</div> <div>A large change from this distance to the overall view of moderate intrinsic value affecting high sensitivity receptors.</div> <div>Impact: Major significance</div> </div>	<div> <div> <div>VIEWPOINT REFERENCE 10</div> <div>YR 0 10</div> <div>Distance to proposed development: 528m</div> <div>Camera height: 1.5m</div> <div>Date &amp; time of photograph: 04-May-22; 1405</div> <div>VFOV: 27.0 deg HFOV: 39.6 deg</div> <div>Date: 14-Oct-24</div> </div> <div>PROPOSED VIEW</div> <div>The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only</div> </div>



## Viewpoint 13 (4<sup>th</sup> May 2022)

**Location:** East of Scheme site



### Key Features

View of the sloping terrain and natural environment east of the existing Mellieħa Bay Hotel. The hotel just breaks the skyline. Għadira Bay is in the distance.

Moderate to high visual amenity, moderate to high intrinsic value

### Sensitive Receptors

Recreational users.

High numbers of high sensitivity receptors

### Change to Visual Amenity

The Scheme results in there being more building visible from this viewpoint when compared to the existing.

### Impact

A medium change to a view of moderate to high intrinsic value affecting high sensitivity receptors.

**Impact: Moderate significance**



VIEWPOINT REFERENCE 13 YR 0 10 Distance to proposed development: 124m Camera height: 1.5m Date & time of photograph: 03-Aug-21; 1045 VFOV: 46.4 deg HFOV: 65.5 deg Date: 30-Jun-22  
EXISTING VIEW  
The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only



VIEWPOINT REFERENCE 13 YR 0 10 Distance to proposed development: 124m Camera height: 1.5m Date & time of photograph: 03-Aug-21; 1045 VFOV: 46.4 deg HFOV: 65.5 deg Date: 14-Oct-24  
PROPOSED VIEW  
The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only



## MITIGATION

64. The major and 'major to moderate' negative visual amenity impacts identified are an inevitable consequence of the development and, therefore, their corresponding mitigation would be difficult to achieve.
65. As with the approved development, the Scheme as revised includes a landscaping plan which will involve new planting within and along the site boundaries. The photomontages of the viewpoints following 10 years from planting are included in **Appendix 2**. As illustrated, the landscaping 10 years from planting will influence the view from all eight viewpoints, but particularly from Viewpoints 1, 7, 8, 10, and 13. In respect of VP 1, using a more muted colour for the block in the centre of the Scheme (more in keeping with that of the other blocks) could influence the view from this viewpoint.

## RESIDUAL IMPACTS

66. As illustrated by **Figure 8**, the landscaping 10 years from planting along the southern boundary of the site (seaward side), will serve to soften the built-up area on the coast. However, this does not have such a significant screening effect to mitigate the major impact in respect of Viewpoint 1, or the moderate to major impact in respect of Viewpoints 7 and 8. The residual impacts remain of major significance in respect of Viewpoint 1 and of moderate to major impact in respect of Viewpoints 7 and 8.
67. The landscaping 10 years from planting along the northern boundary of the complex will serve to soften the development as viewed from the rear. However, similarly, this does not have such a significant screening effect to mitigate the major impact in respect of Viewpoint 10. The residual impact remains of major significance in respect of this viewpoint.
68. The landscaping after 10 years from planting will provide more substantially screening of the development as viewed from the east (Viewpoint 13). However, having regard to the sensitivity of the moderate to high visual amenity and intrinsic value of this view, and the high sensitivity of the receptors, the residual impact remains of moderate significance from this viewpoint.
69. Using a more muted colour for the block in the centre of the Scheme could reduce how noticeable this part of the Scheme appears. However, having regard to the scale of the change in the view overall by reason of the Scheme, the residual impact remains of major significance in respect of Viewpoint 1.
70. **Table 8** summarises the visual amenity impact assessment.

**Table 8: Summary of Impacts on Landscape and Visual Amenity**

Asset Impacted	Beneficial/ Adverse/ Neutral	Nature, Scale and Type of Impact						Probability of impact occurring (Likely / Unlikely / Remote / Uncertain)	Significance of impact (Major/ Minor/Not significant)	Proposed mitigation measures	Significance of residual impact (Major/ Minor/Not significant)
		Const'n/ Oper'n	Extent of impact (Nat./ Local/ Site)	Direct/ Indirect	S-term/ L-term	Perm/ Temp	Revers/ Irrevers				
VP 1	Adverse	All	Local	Direct	L-term	Perm	Revers	Likely	Major	None	Major
VP 2	Adverse	All	Local	Direct	L-term	Perm	Revers	Likely	Moderate to Major	None	Moderate to Major
VP 3	Adverse	All	Local	Direct	L-term	Perm	Revers	Likely	Moderate	None	Moderate
VP 5	Adverse	All	Local	Direct	L-term	Perm	Revers	Likely	Moderate to Major	None	Moderate to Major
VP 7	Adverse	All	Local	Direct	L-term	Perm	Revers	Likely	Moderate to Major	None	Moderate to Major
VP 8	Adverse	All	Local	Direct	L-term	Perm	Revers	Likely	Moderate to Major	None	Moderate to Major
VP 10	Adverse	All	Local	Direct	L-term	Perm	Revers	Likely	Major	None	Major
VPI3	Adverse	All	Local	Direct	L-term	Perm	Revers	Likely	Moderate	None	Moderate

**Figure 7: Photomontages of the Hotel Approved Under PA/02767/I6**  
**Viewpoint 1**



**Viewpoint 2**





**Viewpoint 3**



VIEWPOINT REFERENCE 03 YR 0 10 Distance to proposed development: 853m Camera height: 1.5m Date & time of photograph: 06-Apr-20; 1339 VFOV: 18.2 deg HFOV: 27.0 deg Date: 30-Jun-22  
PROPOSED VIEW  
This image must be viewed at a comfortable arm's length

Photomontage prepared by VR STUDIOS LIMITED

**Viewpoint 5**



VIEWPOINT REFERENCE 05 YR 0 10 Distance to proposed development: 1.3km Camera height: 1.5m Date & time of photograph: 04-May-22; 1354 VFOV: 18.2 deg HFOV: 27.0 deg Date: 30-Jun-22  
PROPOSED VIEW  
This image must be viewed at a comfortable arm's length

Photomontage prepared by VR STUDIOS LIMITED



**Viewpoint 7**



VIEWPOINT REFERENCE 07 YR 0 10 Distance to proposed development: 1.7km Camera height: 1.5m Date & time of photograph: 04-May-22; 1512 VFOV: 18.2 deg HFOV: 27.0 deg Date: 30-Jun-22  
PROPOSED VIEW  
This image must be viewed at a comfortable arm's length

**Viewpoint 8**



VIEWPOINT REFERENCE 08 YR 0 10 Distance to proposed development: 1.9km Camera height: 1.5m Date & time of photograph: 04-May-22; 1455 VFOV: 18.2 deg HFOV: 27.0 deg Date: 30-Jun-22  
PROPOSED VIEW  
This image must be viewed at a comfortable arm's length



**Viewpoint 10**



VIEWPOINT REFERENCE 10 YR 0 10 Distance to proposed development: 528m Camera height: 1.5m Date & time of photograph: 04-May-22; 1405 VFOV: 27.0 deg HFOV: 39.6 deg Date: 30-Jun-22  
PROPOSED VIEW  
The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only

**Viewpoint 13**



VIEWPOINT REFERENCE 13 YR 0 10 Distance to proposed development: 124m Camera height: 1.5m Date & time of photograph: 03-Aug-21; 1045 VFOV: 46.4 deg HFOV: 65.5 deg Date: 30-Jun-22  
PROPOSED VIEW  
The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only

## CONCLUSION

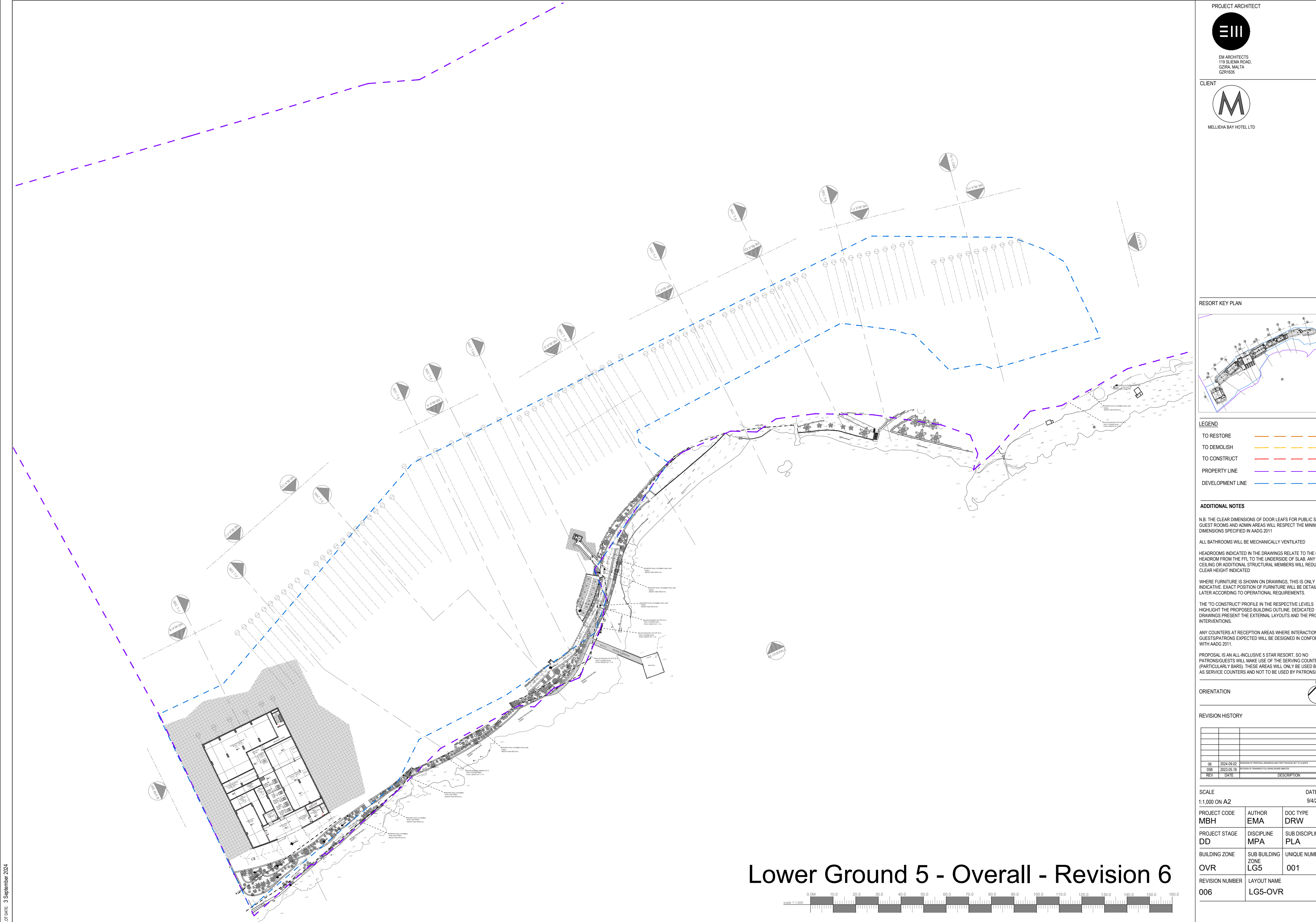
71. The changes to the approved Mellieħa Bay Hotel envisaged by the Scheme primarily relate to modification of the height and massing of the hotel.
72. The EIA Coordinator undertook a scoping exercise to identify which elements of the original EIA required updating, having regard to the proposed changes. This scoping exercise identified no changes in the assessment as reported in Version 2 of the EIA Report in respect of *geo-environment, agriculture, terrestrial ecology, avifauna, marine environment, cultural heritage, landscape character, and noise emissions*.
73. The visual amenity impact assessment was updated, in respect of eight of the 13 viewpoints subject of the original EIA. The updated assessment has identified that the revised Scheme will have moderate and major impacts in respect of the views from all eight viewpoints. By comparison with the visual impacts identified for the approved development, the significance in respect of the view approaching the site from the north on Triq il-Marfa (Viewpoint 2) has been reduced from an impact of major significance to an impact of moderate to major significance, primarily resulting from the lowering of the height of the hotel on its eastern side.

## **APPENDICES**



## **Appendix I: Scheme Drawings**

DISCLAIMER: THE USE OF THIS DATA BY THE RECIPIENT ACTS AS AN AGREEMENT OF THE FOLLOWING STATEMENTS. DO NOT USE THIS DATA IF YOU DO NOT AGREE WITH ANY OF THE FOLLOWING STATEMENTS: 1). ALL DRAWINGS ARE BASED UPON SITE INFORMATION SUPPLIED BY THIRD PARTIES AND AS SUCH THEIR ACCURACY CANNOT BE GUARANTEED. ALL FEATURES APPROXIMATE AND SUBJECT TO CLARIFICATION BY A DETAILED TOPOGRAPHICAL SURVEY. STATUTORY SERVICE ENQUIRIES AND CONFIRMATION OF THE LEGAL BOUNDARIES. 2). DO NOT SCALE THE DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. CHECK ALL DIMENSIONS ON SITE. 3). REPORT ANY DISCREPANCIES IN WRITING TO EMA ARCHITECTS BEFORE PROCEEDING.



PROJECT ARCHITECT



EMA ARCHITECTS  
119 SLEIMA ROAD,  
GZIRA, MALTA  
GZR1635

CLIENT



MELLIEHA BAY HOTEL LTD

RESORT KEY PLAN



LEGEND

TO RESTORE

TO DEMOLISH

TO CONSTRUCT

PROPERTY LINE

DEVELOPMENT LINE

— — — — —

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ADDITIONAL NOTES

N.B. THE CLEAR DIMENSIONS OF DOOR LEAFS FOR PUBLIC SPACES, GUEST ROOMS AND ADMIN AREAS WILL RESPECT THE MINIMUM DIMENSIONS SPECIFIED IN AADG 2011

ALL BATHROOMS WILL BE MECHANICALLY VENTILATED

HEADROOMS INDICATED IN THE DRAWINGS RELATE TO THE CLEAR HEADROOM FROM THE FFL TO THE UNDERSIDE OF SLAB. ANY GYPSUM CEILING OR ADDITIONAL STRUCTURAL MEMBERS WILL REDUCE THE CLEAR HEIGHT INDICATED

WHERE FURNITURE IS SHOWN ON DRAWINGS, THIS IS ONLY INDICATIVE. EXACT POSITION OF FURNITURE WILL BE DETAILED LATER ACCORDING TO OPERATIONAL REQUIREMENTS.

THE "TO CONSTRUCT" PROFILE IN THE RESPECTIVE LEVELS HIGHLIGHT THE PROPOSED BUILDING OUTLINE. DEDICATED DRAWINGS PRESENT THE EXTERNAL LAYOUTS AND THE PROPOSED INTERVENTIONS.

ANY COUNTERS AT RECEPTION AREAS WHERE INTERACTION WITH GUESTS/PATRONS EXPECTED WILL BE DESIGNED IN CONFORMITY WITH AADG 2011.

PROPOSAL IS AN ALL-INCLUSIVE 5 STAR RESORT, SO NO PATRONS/GUESTS WILL MAKE USE OF THE SERVING COUNTERS (PARTICULARLY BARS). THESE AREAS WILL ONLY BE USED BY STAFF AS SERVICE COUNTERS AND NOT TO BE USED BY PATRONS/GUESTS.

ORIENTATION



REVISION HISTORY

REV	DATE	DESCRIPTION
06	2024.09.02	REVISION OF PROPOSAL, SHOWN AND NOTED FOR CLIENTS
05B	2023.05.16	REVISION OF PROPOSAL FOLLOWING CLIENTS COMMENTS

SCALE

1:1,000 ON A2

DATE

9/4/2024

PROJECT CODE

MBH

AUTHOR

EMA

DOC TYPE

DRW

PROJECT STAGE

DD

DISCIPLINE

MPA

SUB DISCIPLINE

PLA

BUILDING ZONE

OVR

SUB BUILDING ZONE

LG5

UNIQUE NUMBER

001

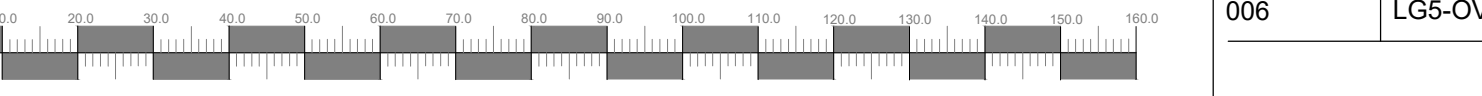
REVISION NUMBER

006

LAYOUT NAME

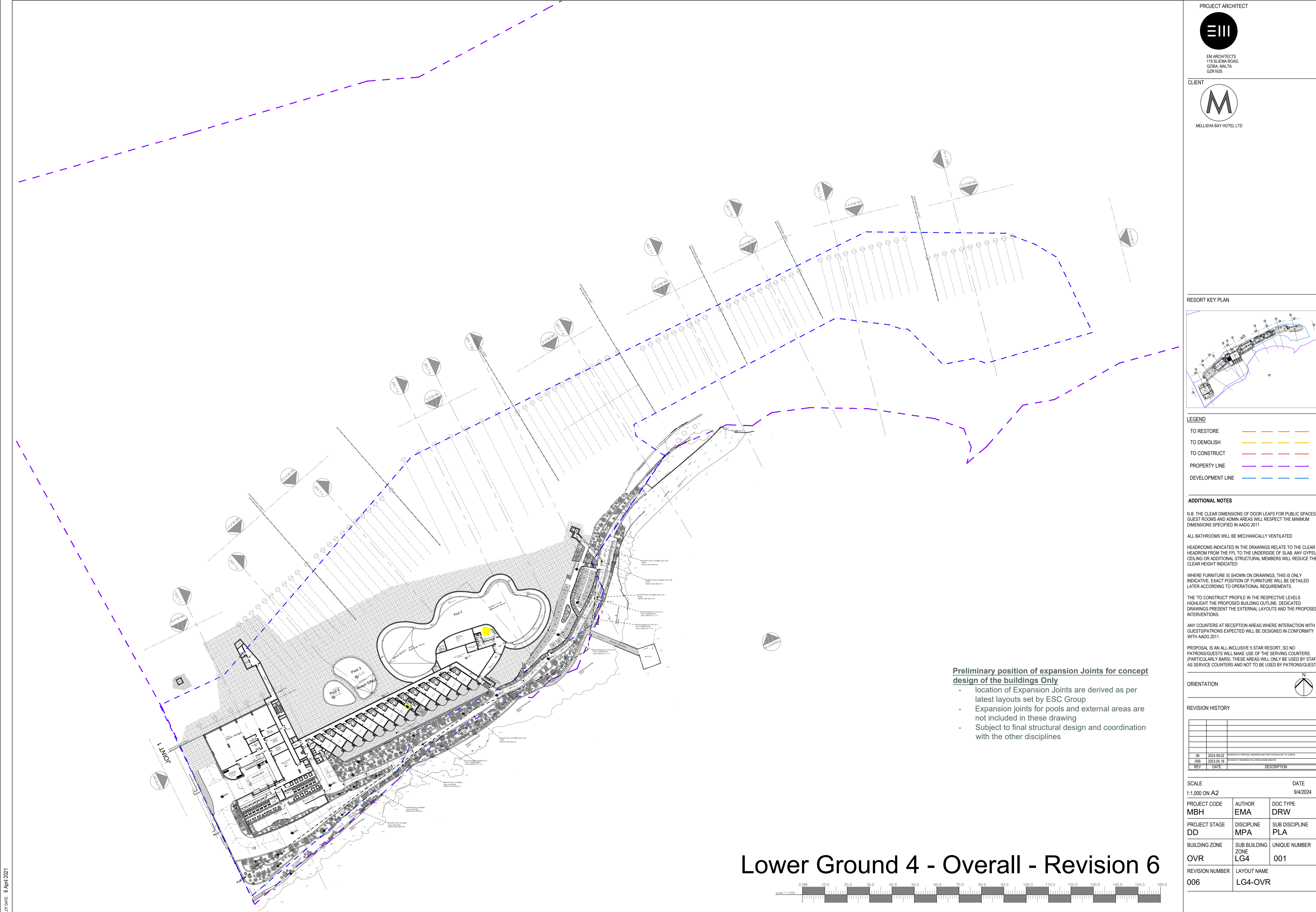
LG5-OVR

# Lower Ground 5 - Overall - Revision 6





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PROJECT ARCHITECT

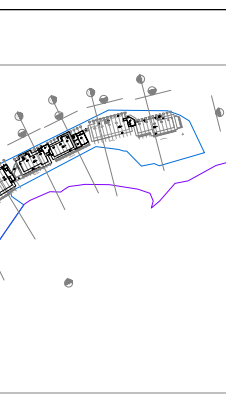


EMA ARCHITECTS  
119 SLIEMA ROAD,  
GZIRA, MALTA  
GZR1635

CLIENT



MELLIEHA BAY HOTEL LTD



LEGEND

TO RESTORE	
TO DEMOLISH	
TO CONSTRUCT	
PROPERTY LINE	
DEVELOPMENT LINE	

ADDITIONAL NOTES

N.B. THE CLEAR DIMENSIONS OF DOOR LEAFS FOR PUBLIC SPACES, GUEST ROOMS AND ADMIN AREAS WILL RESPECT THE MINIMUM DIMENSIONS SPECIFIED IN AADG 2011

ALL BATHROOMS WILL BE MECHANICALLY VENTILATED

HEADROOMS INDICATED IN THE DRAWINGS RELATE TO THE CLEAR HEADROOM FROM THE FFL TO THE UNDERSIDE OF SLAB. ANY GYPSUM CEILING OR ADDITIONAL STRUCTURAL MEMBERS WILL REDUCE THE CLEAR HEIGHT INDICATED

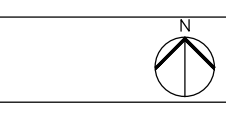
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- Preliminary position of expansion Joints for concept design of the buildings Only**
- location of Expansion Joints are derived as per latest layouts set by ESC Group
  - Expansion joints for pools and external areas are not included in these drawing
  - Subject to final structural design and coordination with the other disciplines



REVISION HISTORY

REV	DATE	DESCRIPTION
06	2024.09.02	REVISION OF PROPOSAL, SHOWN AND FEE PACKAGE SET TO CLIENTS
05B	2023.05.16	REVISION OF DRAWINGS FOLLOWING BOARD MEETING

SCALE 1:1,000 ON A2		DATE 9/4/2024
PROJECT CODE MBH	AUTHOR EMA	DOC TYPE DRW
PROJECT STAGE DD	DISCIPLINE MPA	SUB DISCIPLINE PLA
BUILDING ZONE OVR	SUB BUILDING ZONE LG4	UNIQUE NUMBER 001
REVISION NUMBER 006	LAYOUT NAME LG4-OVR	



PROJECT ARCHITECT



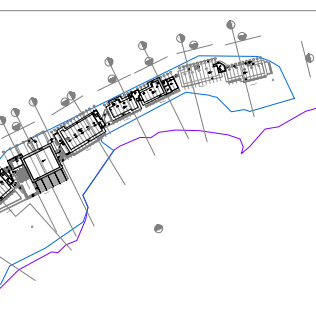
EMA ARCHITECTS  
119 SUEMA ROAD,  
GZIRA, MALTA  
GZ19155

CLIENT



MELLIEHA BAY HOTEL LTD

RESORT KEY PLAN



LEGEND

TO RESTORE	---
TO DEMOLISH	---
TO CONSTRUCT	---
PROPERTY LINE	---
DEVELOPMENT LINE	---

ADDITIONAL NOTES

N.B. THE CLEAR DIMENSIONS OF DOOR LEAFS FOR PUBLIC SPACES, GUEST ROOMS AND ADMIN AREAS WILL RESPECT THE MINIMUM DIMENSIONS SPECIFIED IN AADG 2011

ALL BATHROOMS WILL BE MECHANICALLY VENTILATED

HEADROOMS INDICATED IN THE DRAWINGS RELATE TO THE CLEAR HEADROOM FROM THE FFL TO THE UNDERSIDE OF SLAB. ANY GYPSUM CEILING OR ADDITIONAL STRUCTURAL MEMBERS WILL REDUCE THE CLEAR HEIGHT INDICATED

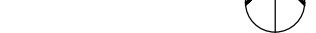
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ORIENTATION



REVISION HISTORY

REV	DATE	DESCRIPTION
06	2024.09.02	REVISION OF PROPOSAL, SERVICES AND FIRST PACKAGE BY THE CLIENTS
05B	2023.05.18	REVISION OF DRAWINGS FOLLOWING BOARD MEETING

SCALE

1:1,000 ON A2

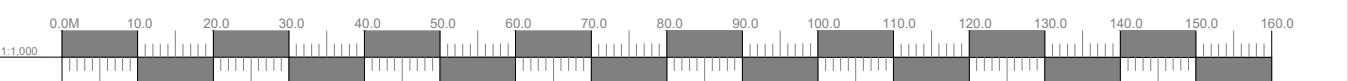
DATE  
9/4/2024

PROJECT CODE MBH	AUTHOR EMA	DOC TYPE DRW
PROJECT STAGE DD	DISCIPLINE MPA	SUB DISCIPLINE PLA
BUILDING ZONE OVR	SUB BUILDING ZONE LG3	UNIQUE NUMBER 001
REVISION NUMBER 006	LAYOUT NAME LG3-OVR	

**Preliminary position of expansion Joints for concept design of the buildings Only**

- location of Expansion Joints are derived as per latest layouts set by ESC Group
- Expansion joints for pools and external areas are not included in these drawing
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**Lower Ground 3 - Overall - Revision 6**







TO RESTORE	— — — — —
TO DEMOLISH	— — — — —
TO CONSTRUCT	— — — — —
PROPERTY LINE	— — — — —
DEVELOPMENT LINE	— — — — —

N.B. THE CLEAR DIMENSIONS OF DOOR LEAFS FOR PUBLIC SPACES, GUEST ROOMS AND ADMIN AREAS WILL RESPECT THE MINIMUM DIMENSIONS SPECIFIED IN AADG 2011

ALL BATHROOMS WILL BE MECHANICALLY VENTILATED

HEADROOMS INDICATED IN THE DRAWINGS RELATE TO THE CLEAR HEADROOM FROM THE FFL TO THE UNDERSIDE OF SLAB. ANY GYPSUM CEILING OR ADDITIONAL STRUCTURAL MEMBERS WILL REDUCE THE CLEAR HEIGHT INDICATED

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REV	DATE	DESCRIPTION
06	2024.09.02	REVISION OF PROPOSAL, GENERAL AND FEE PROPOSAL BY TO CLIENTS
05B	2023.05.16	REVISION OF DRAWINGS FOLLOWING CLIENTS COMMENTS

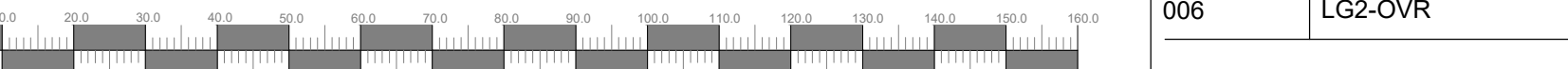
PROJECT CODE	AUTHOR	DOC TYPE
MBH	EMA	DRW
PROJECT STAGE	DISCIPLINE	SUB DISCIPLINE
DD	MPA	PLA
BUILDING ZONE	SUB BUILDING ZONE	UNIQUE NUMBER
OVR	LG2	001

REVISION NUMBER	LAYOUT NAME
006	LG2-OVR

### Preliminary position of expansion Joints for concept design of the buildings Only

- location of Expansion Joints are derived as per latest layouts set by ESC Group
- Expansion joints for pools and external areas are not included in these drawing
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## Lower Ground 2 - Overall - Revision 6





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PLOT DATE: 3 September 2024

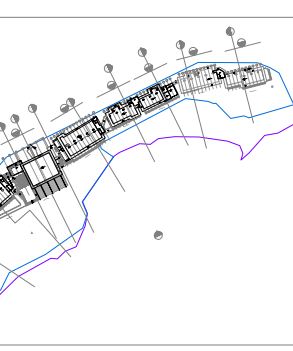
PROJECT ARCHITECT

EMA ARCHITECTS  
119 SLIEMA ROAD,  
GZIRA, MALTA  
GZR1635

CLIENT

MELLIEHA BAY HOTEL LTD

RESORT KEY PLAN



LEGEND

- TO RESTORE
- TO DEMOLISH
- TO CONSTRUCT
- PROPERTY LINE
- DEVELOPMENT LINE

ADDITIONAL NOTES

N.B. THE CLEAR DIMENSIONS OF DOOR LEAFS FOR PUBLIC SPACES, GUEST ROOMS AND ADMIN AREAS WILL RESPECT THE MINIMUM DIMENSIONS SPECIFIED IN AADG 2011

ALL BATHROOMS WILL BE MECHANICALLY VENTILATED

HEADROOMS INDICATED IN THE DRAWINGS RELATE TO THE CLEAR HEADROOM FROM THE FFL TO THE UNDERSIDE OF SLAB. ANY GYPSUM CEILING OR ADDITIONAL STRUCTURAL MEMBERS WILL REDUCE THE CLEAR HEIGHT INDICATED

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ORIENTATION

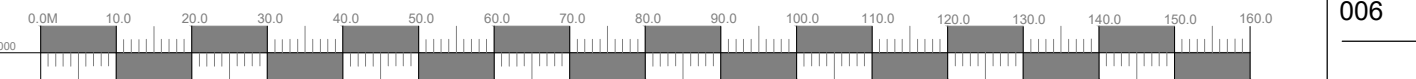
REVISION HISTORY

REV	DATE	DESCRIPTION
06	2024.09.02	PROVISION OF PROPOSAL, DRAWINGS AND PRELIMINARY PACKAGE SET TO CLIENTS
05B	2023.05.16	PROVISION OF DRAWINGS FOLLOWING BOARD VENTURE

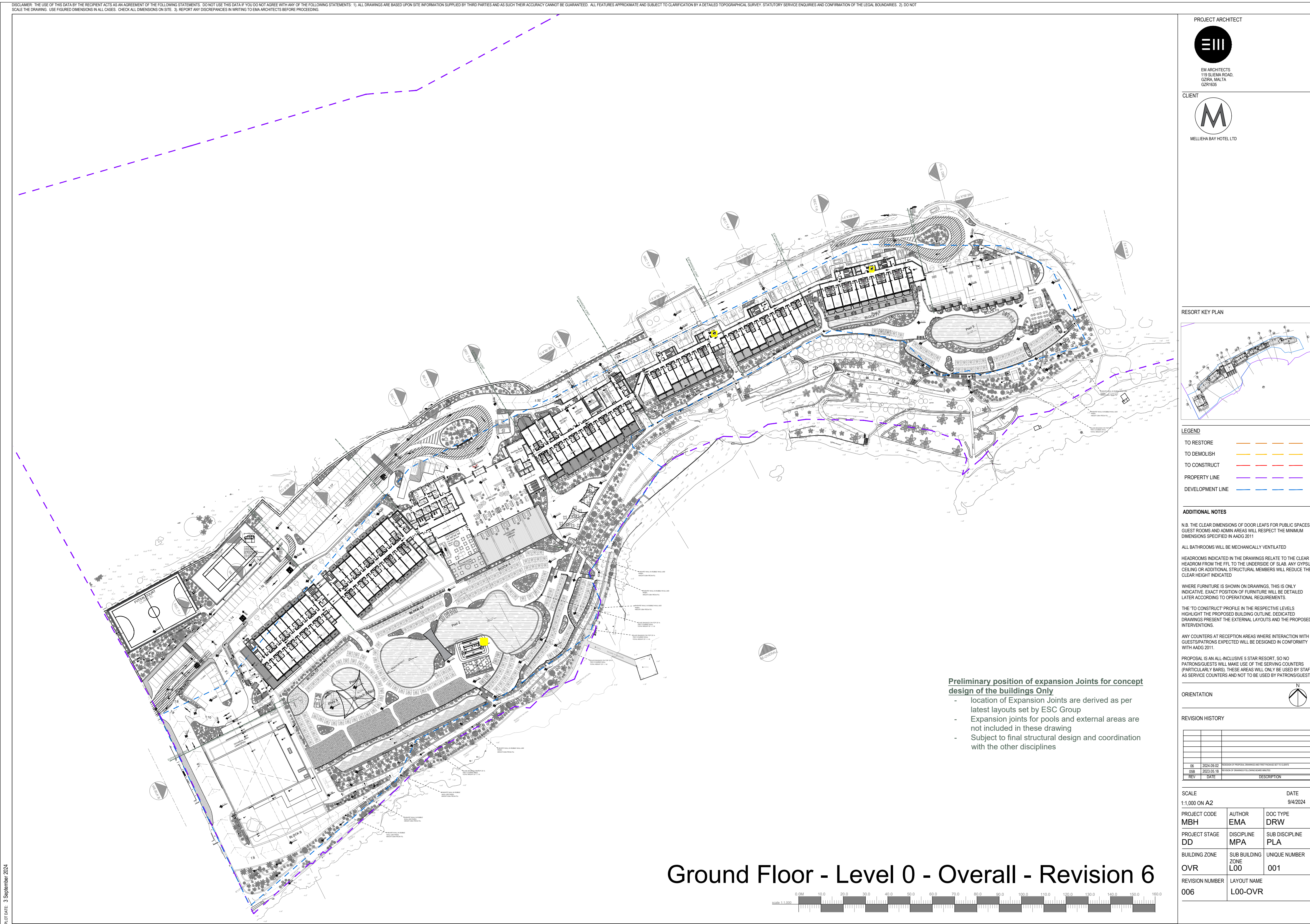
SCALE  
1:1,000 ON A2

PROJECT CODE	AUTHOR	DOC TYPE
MBH	EMA	DRW
PROJECT STAGE	DISCIPLINE	SUB DISCIPLINE
DD	MPA	PLA
BUILDING ZONE	SUB BUILDING ZONE	UNIQUE NUMBER
OVR	LG1	001
REVISION NUMBER	LAYOUT NAME	
006	LG1-OVR	

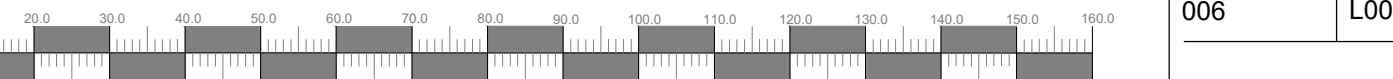
# Lower Ground 1 - Overall - Revision 6








# Ground Floor - Level 0 - Overall - Revision 6




PROJECT ARCHITECT




EMA ARCHITECTS  
119 SLIEMA ROAD,  
GZIRA, MALTA  
GZR1635

CLIENT



MELLIEHA BAY HOTEL LTD

RESORT KEY PLAN



LEGEND

TO RESTORE

TO DEMOLISH

TO CONSTRUCT

PROPERTY LINE

DEVELOPMENT LINE

TO RESTORE

TO DEMOLISH

TO CONSTRUCT

PROPERTY LINE

DEVELOPMENT LINE

ADDITIONAL NOTES

N.B. THE CLEAR DIMENSIONS OF DOOR LEAFS FOR PUBLIC SPACES, GUEST ROOMS AND ADMIN AREAS WILL RESPECT THE MINIMUM DIMENSIONS SPECIFIED IN AADG 2011

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ORIENTATION



REVISION HISTORY

REV	DATE	DESCRIPTION
06	2024.09.02	PROVISION OF PROPOSAL, SERVICES AND FEE PROPOSAL SET TO CLIENTS
05B	2023.05.16	PROVISION OF SERVICES FOLLOWING SCHEMATIC REVIEW

SCALE

1:1,000 ON A2

DATE

9/4/2024

PROJECT CODE

MBH

AUTHOR

EMA

DOC TYPE

DRW

PROJECT STAGE

DD

DISCIPLINE

MPA

SUB DISCIPLINE

PLA

BUILDING ZONE

OVR

SUB BUILDING ZONE

L00

UNIQUE NUMBER

001

REVISION NUMBER

006

LAYOUT NAME

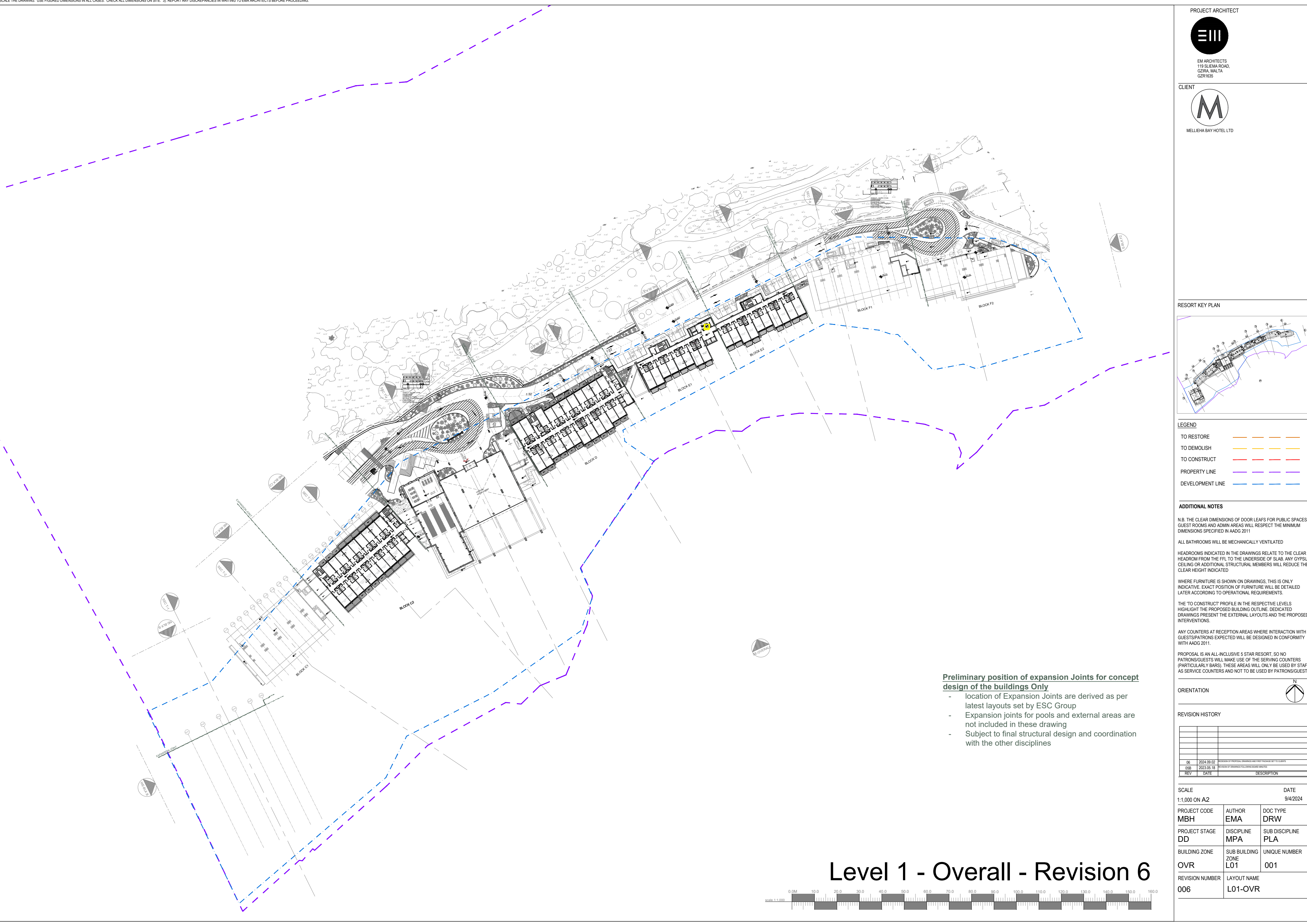
L00-OVR

- Preliminary position of expansion Joints for concept design of the buildings Only**
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  - Expansion joints for pools and external areas are not included in these drawing
  - Subject to final structural design and coordination with the other disciplines

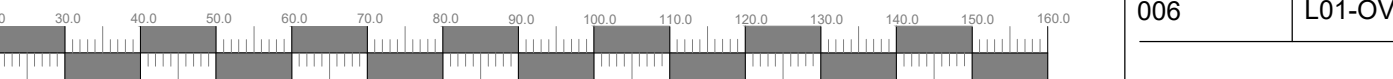


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PLOT DATE: 3 September 2024



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PROJECT ARCHITECT




EMA ARCHITECTS  
119 SLIEMA ROAD,  
GZIRA, MALTA  
GZR1635

CLIENT



MELLIEHA BAY HOTEL LTD

RESORT KEY PLAN



LEGEND

TO RESTORE	
TO DEMOLISH	
TO CONSTRUCT	
PROPERTY LINE	
DEVELOPMENT LINE	

ADDITIONAL NOTES

N.B. THE CLEAR DIMENSIONS OF DOOR LEAFS FOR PUBLIC SPACES, GUEST ROOMS AND ADMIN AREAS WILL RESPECT THE MINIMUM DIMENSIONS SPECIFIED IN AADG 2011

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ORIENTATION



REVISION HISTORY

REV	DATE	DESCRIPTION
06	2024.09.02	REVISION OF PROPOSAL, SERVICES AND FEE INVOICE SET TO CLIENTS
05B	2023.05.18	REVISION OF DRAWINGS FOLLOWING CLIENTS REQUESTS

SCALE 1:1,000 ON A2		DATE 9/4/2024
PROJECT CODE MBH	AUTHOR EMA	DOC TYPE DRW
PROJECT STAGE DD	DISCIPLINE MPA	SUB DISCIPLINE PLA
BUILDING ZONE OVR	SUB BUILDING ZONE L01	UNIQUE NUMBER 001
REVISION NUMBER 006	LAYOUT NAME L01-OVR	

# Level 1 - Overall - Revision 6



PROJECT ARCHITECT



EMA ARCHITECTS  
119 SUEMA ROAD,  
GZIRA, MALTA  
GZ19155

CLIENT



MELLIEHA BAY HOTEL LTD

RESORT KEY PLAN



LEGEND

TO RESTORE	
TO DEMOLISH	
TO CONSTRUCT	
PROPERTY LINE	
DEVELOPMENT LINE	

ADDITIONAL NOTES

N.B. THE CLEAR DIMENSIONS OF DOOR LEAF'S FOR PUBLIC SPACES, GUEST ROOMS AND ADMIN AREAS WILL RESPECT THE MINIMUM DIMENSIONS SPECIFIED IN AADG 2011

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ORIENTATION



REVISION HISTORY

REV	DATE	DESCRIPTION
06	2024-09-02	REVISION OF PROPOSAL, SERVICES AND FIRST PACKAGE BY THE CLIENTS
05B	2023-05-18	REVISION OF DRAWINGS FOLLOWING BOARD MEETING

SCALE  
1:1,000 ON A2

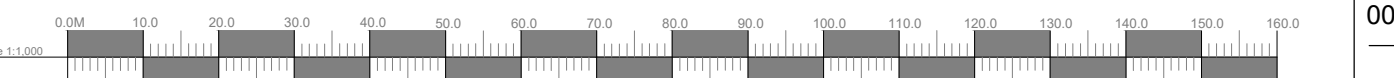
PROJECT CODE	AUTHOR	DOC TYPE
MBH	EMA	DRW
PROJECT STAGE	DISCIPLINE	SUB DISCIPLINE
DD	MPA	PLA
BUILDING ZONE	SUB BUILDING ZONE	UNIQUE NUMBER
OVR	L02	001

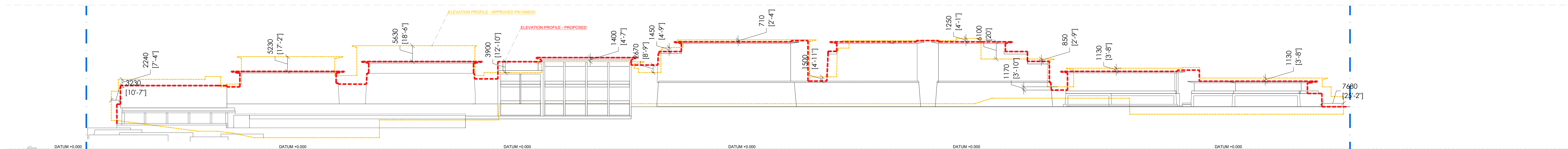
REVISION NUMBER	LAYOUT NAME
006	L02-OVR

**Preliminary position of expansion Joints for concept design of the buildings Only**

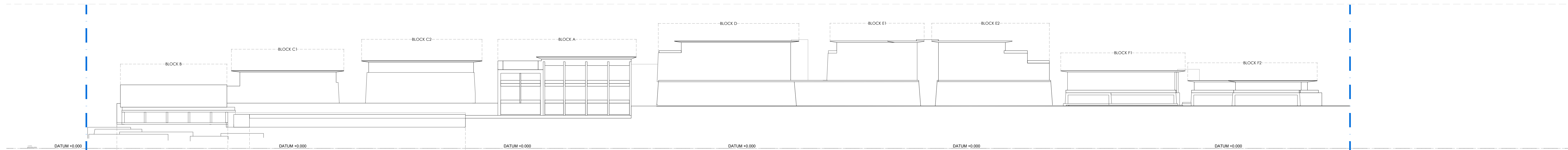
- location of Expansion Joints are derived as per latest layouts set by ESC Group
- Expansion joints for pools and external areas are not included in these drawing
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**Level 2 - Overall - Revision 6**

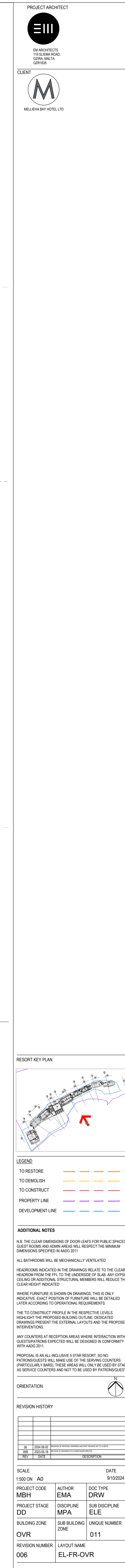




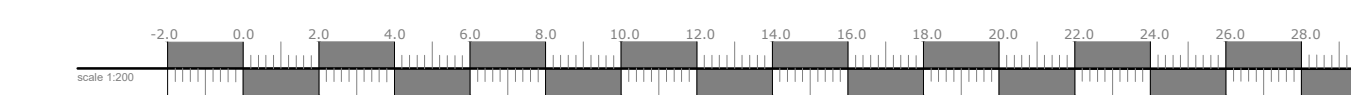
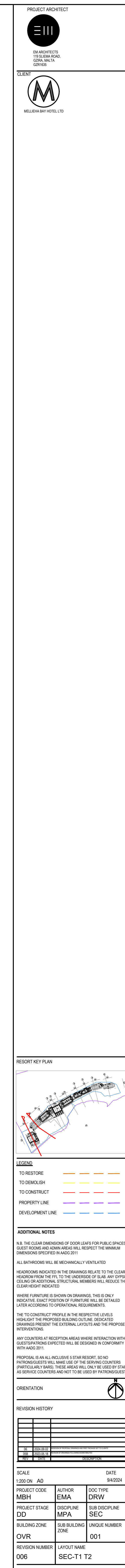
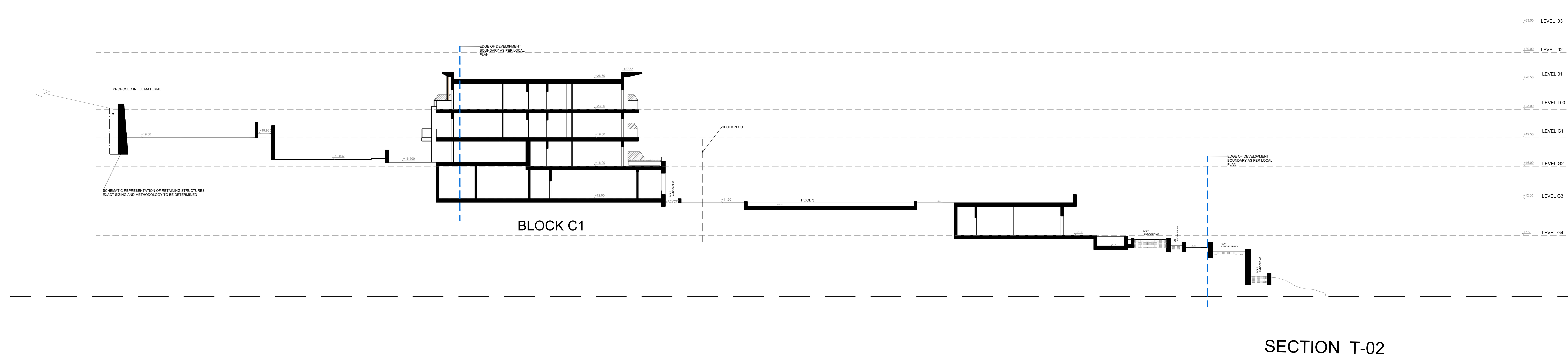
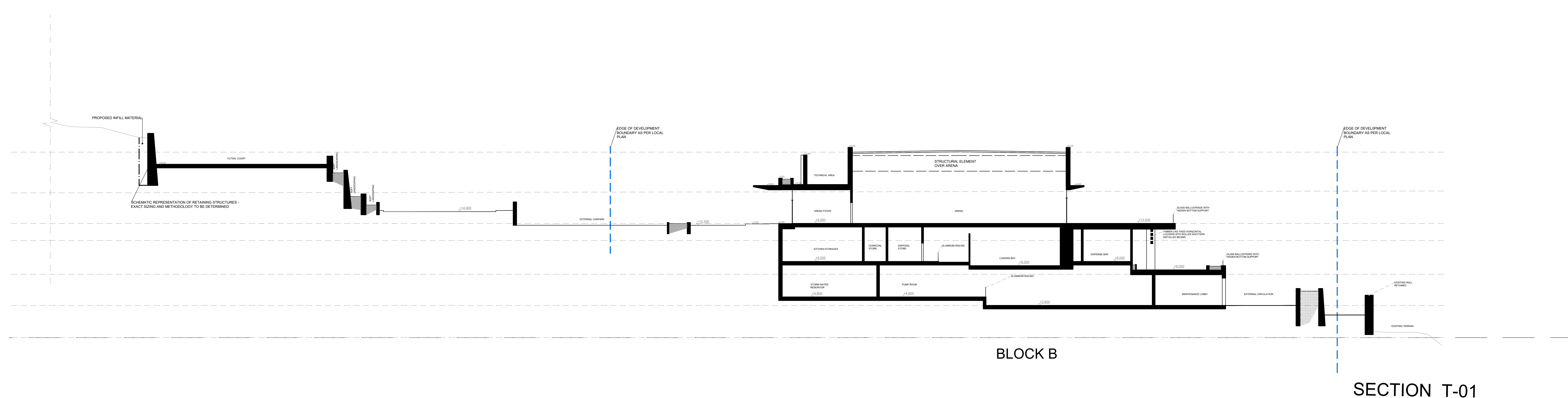
## FRONT ELEVATION - APPROVED & PROPOSED



## FRONT ELEVATION - PROPOSED

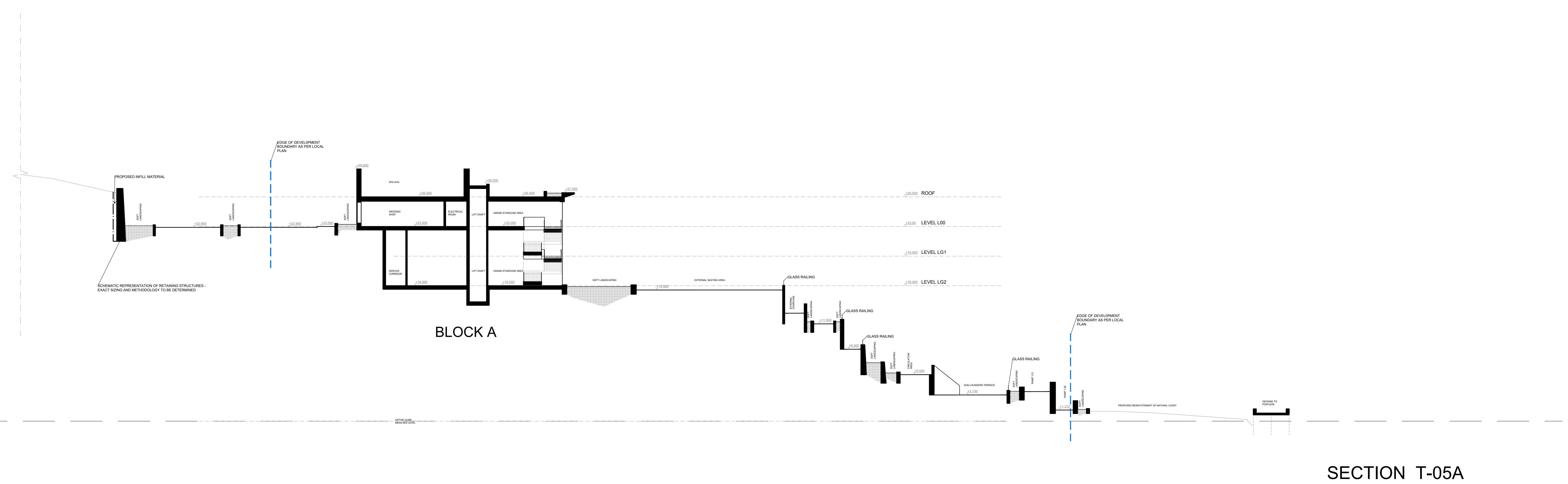
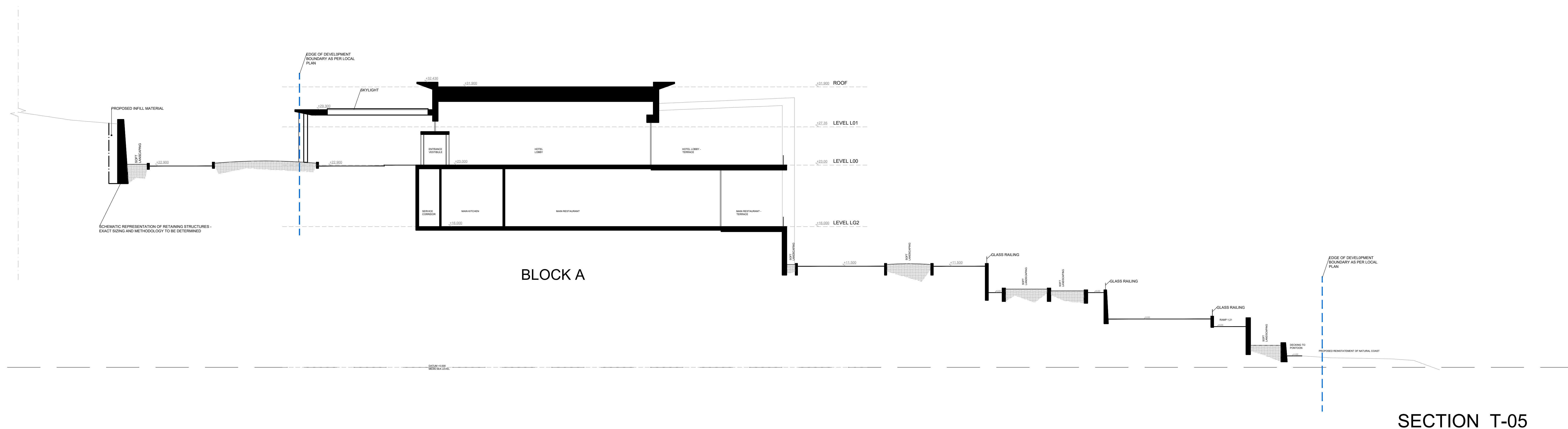












**LEGEND**

TO RESTORE	— — — — —
TO DEMOLISH	— — — — —
TO CONSTRUCT	— — — — —
PROPERTY LINE	— — — — —
DEVELOPMENT LINE	— — — — —

**ADDITIONAL NOTES**

N.B. THE CLEAR DIMENSIONS OF DOOR LEAFS FOR PUBLIC SPACES, GUEST ROOMS AND ADMIN AREAS WILL RESPECT THE MINIMUM DIMENSIONS SPECIFIED IN AADG 2011

ALL BATHROOMS WILL BE MECHANICALLY VENTILATED

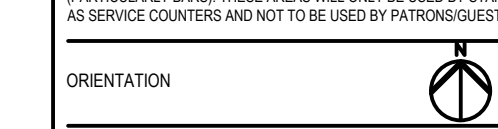
HEADROOMS INDICATED IN THE DRAWINGS RELATE TO THE CLEAR HEADROOM FROM THE FFL TO THE UNDERSIDE OF SLAB. ANY OVERSIGHT OF ADDITIONAL STRUCTURAL MEMBERS WILL REDUCE THE CLEAR HEADROOM INDICATED

WHERE FURNITURE IS SHOWN ON DRAWINGS, THIS IS ONLY INDICATIVE. EXACT POSITION OF FURNITURE WILL BE DETERMINED LATER ACCORDING TO OPERATIONAL REQUIREMENTS

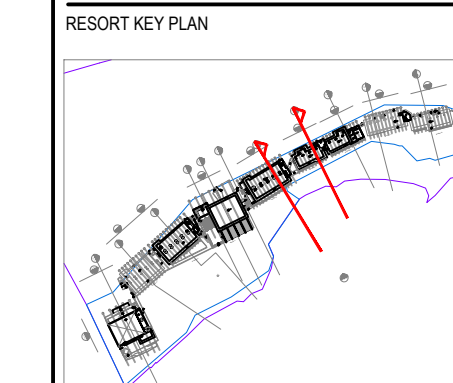
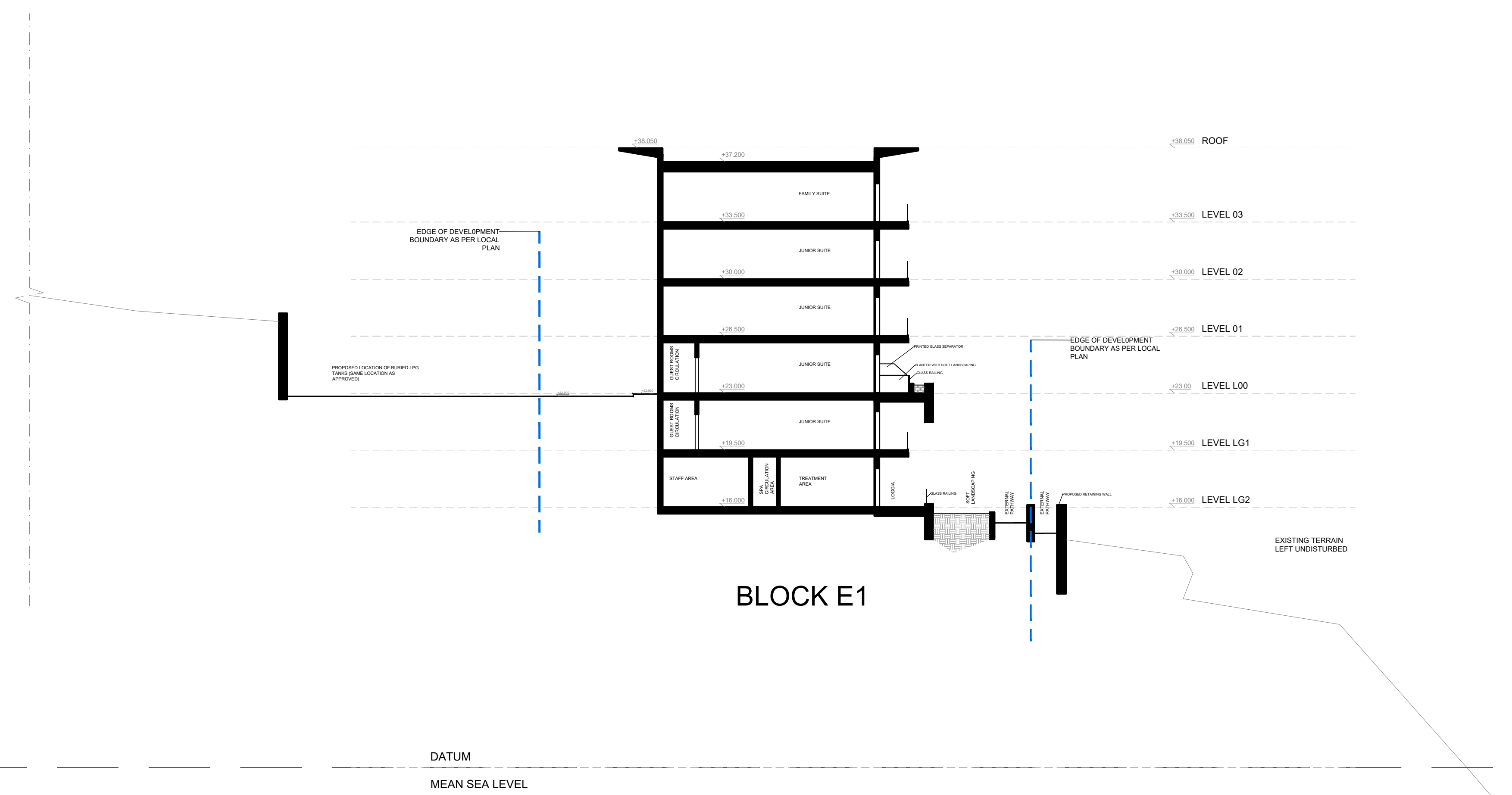
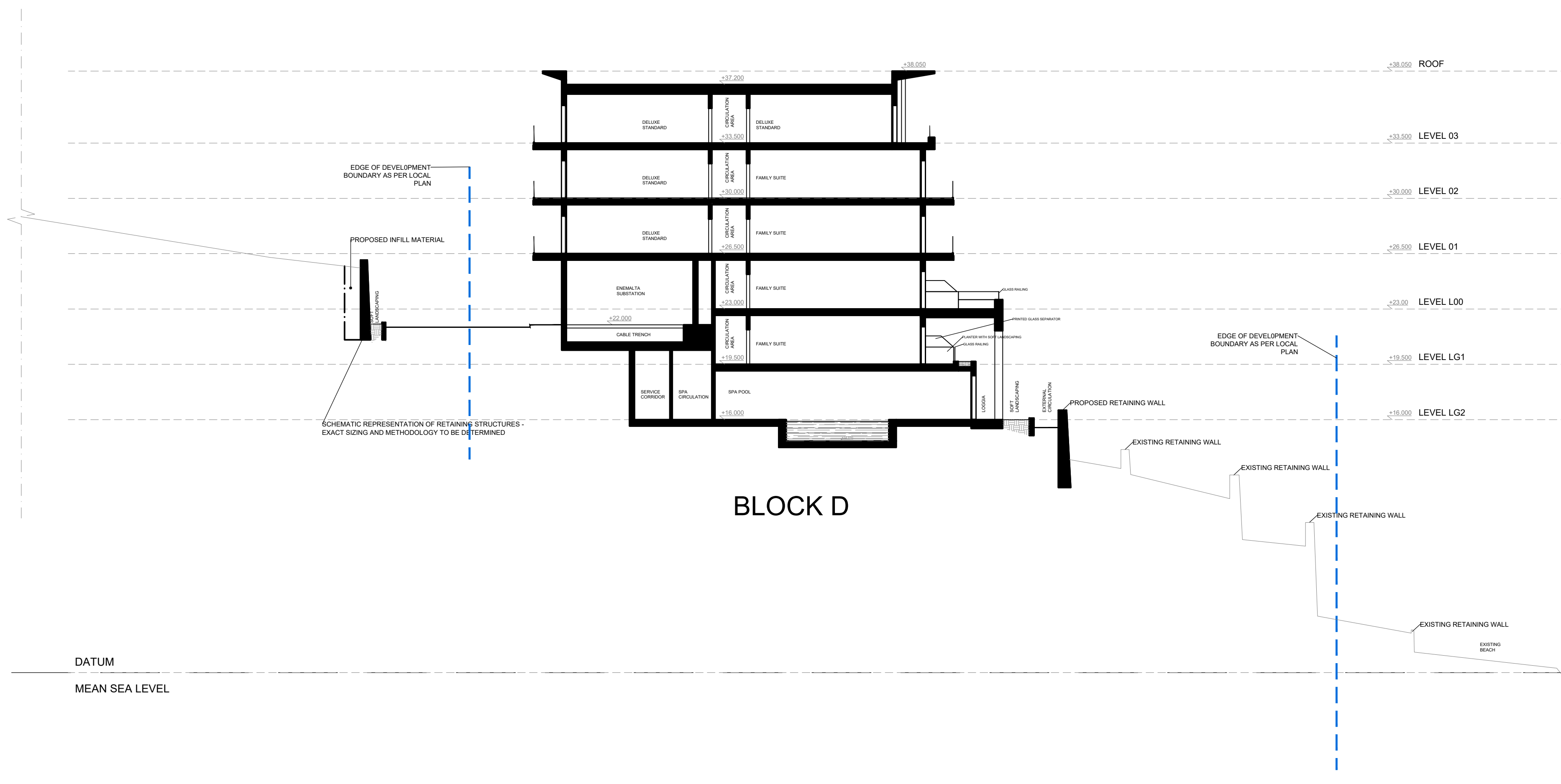
TO THE CONSTRUCT PROFILE IN THE RESPECTIVE LEVELS HIGHLIGHT THE PROPOSED BUILDING OUTLINE. DEDICATED DRAWINGS PRESENT THE EXTERNAL LAYOUTS AND THE PROPOSED INTERVENTIONS

ANY COUNTERTOP AT RECEPTION AREAS, BENSER INTERACTION WITH GUESTS/ATTENDANTS EXPECTED WILL BE DESIGNED IN COWORKSHIP WITH AADG 2011

PROPOSAL IS AN ALL-INCLUSIVE 5 STAR RESORT. SO NO

[illegible]

SCALE 1:200 ON A0		DATE 9/4/2024	
PROJECT CODE MBH	AUTHOR EMA	DOC TYPE DRW	
PROJECT STAGE DD	DISCIPLINE MPA	SUB DISCIPLINE SEC	
BUILDING ZONE OVR	SUB BUILDING ZONE	UNIQUE NUMBER 003	
REVISION NUMBER 006	LAYOUT NAME SEC-T5 T5A		



LEGEND

TO RESTORE	---
TO DEMOLISH	---
TO CONSTRUCT	---
PROPERTY LINE	---
DEVELOPMENT LINE	---

ADDITIONAL NOTES

N.B. THE CLEAR HEIGHTS OF DOOR LEAVES FOR PUBLIC SPACES, LOBBY AREAS AND MAIN AREAS SHALL RESPECT THE MINIMUM CLEARANCE SPECIFIED IN MODULAR.

ALL BATHROOMS WILL BE MECHANICALLY VENTILATED.

HEADROOMS INDICATED IN THE DRAWINGS RELATE TO THE CLEAR HEIGHTS FROM THE FLOOR TO THE TOP OF THE CEILING OR TO THE TOP OF THE CEILING OF THE ROOM OR OFFICE. CLEARANCE FROM THE TOP OF THE CEILING TO THE TOP OF THE CEILING SHALL BE MAINTAINED.

WHERE FURNITURE IS SHOWN IN DRAWINGS, THIS IS ONLY FOR INFORMATION. EXACT POSITION OF FURNITURE WILL BE DETERMINED LATER ACCORDING TO OPERATIONAL REQUIREMENTS.

THE TO CONSTRUCT WORKS IN THE RESPECTIVE LOTS, DRAWINGS PRESENT THE EXTERNAL LOTS AND THE PROPOSED INTERVENTIONS.

ANY CONSTRUCTION OF PROPOSED AREAS WHERE INTERACTION WITH EXISTING AREAS IS EXPECTED WILL BE DESIGNED IN CONFORMITY WITH AAS 001.

PROPOSAL IS AN ALL INCLUSIVE 5 STAR RESORT. SO NO PROPOSED AREAS SHALL MAKE USE OF THE SERVICE COURTESY, PARTICULARLY BARS. THESE AREAS WILL ONLY BE USED BY STAFF AS SERVICE COURTESY ARE NOT TO BE USED BY PATRONS/GUESTS.

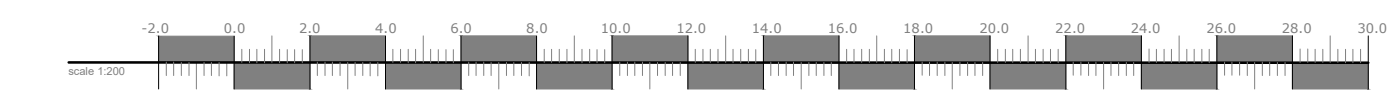
ORIENTATION

REVISION HISTORY

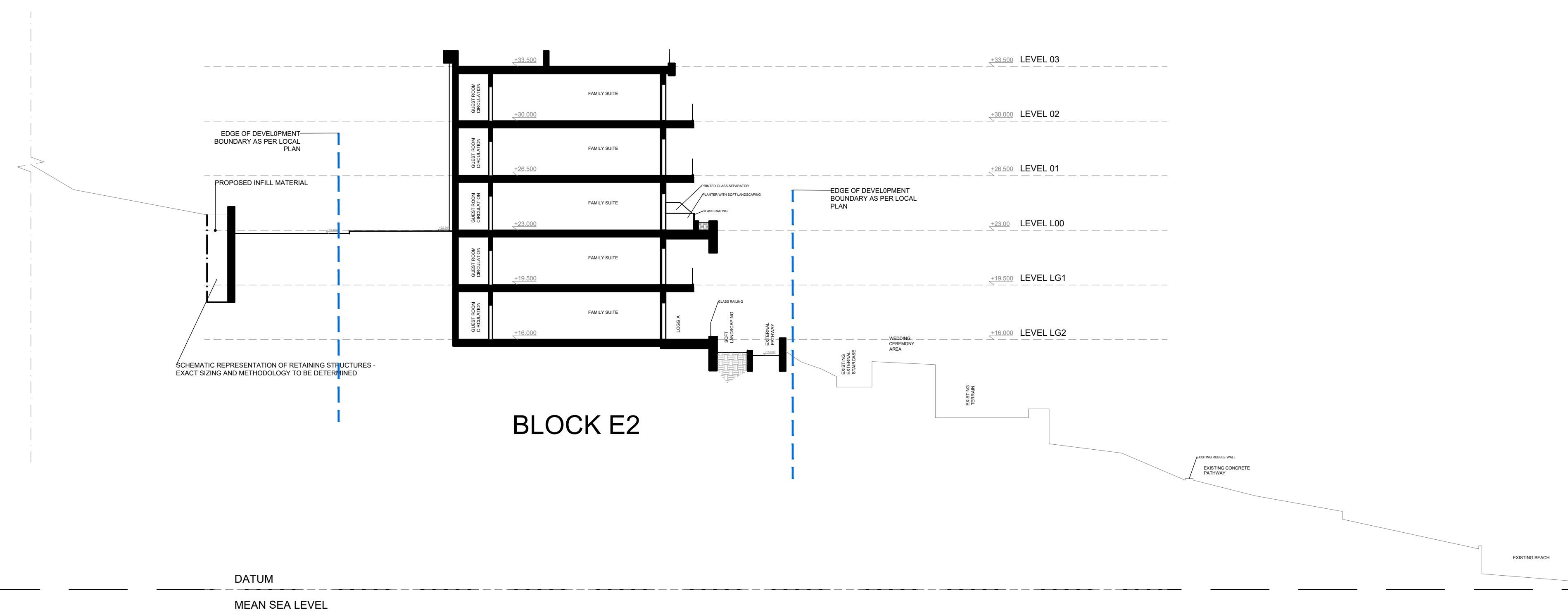
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5	ISSUED FOR PERMIT	24/05/24
6	ISSUED FOR PERMIT	24/05/24
7	ISSUED FOR PERMIT	24/05/24
8	ISSUED FOR PERMIT	24/05/24
9	ISSUED FOR PERMIT	24/05/24
10	ISSUED FOR PERMIT	24/05/24

SCALE	DATE
1:200 ON A3	24/05/24
PROJECT CODE	AUTHOR
MBH	EMA
PROJECT STAGE	DOC TYPE
DD	DRW
BUILDING ZONE	OCCUPANCY
OVR	MPA
REVISION NUMBER	SEC
006	004
LAYOUT NAME	SEC-T6 T7

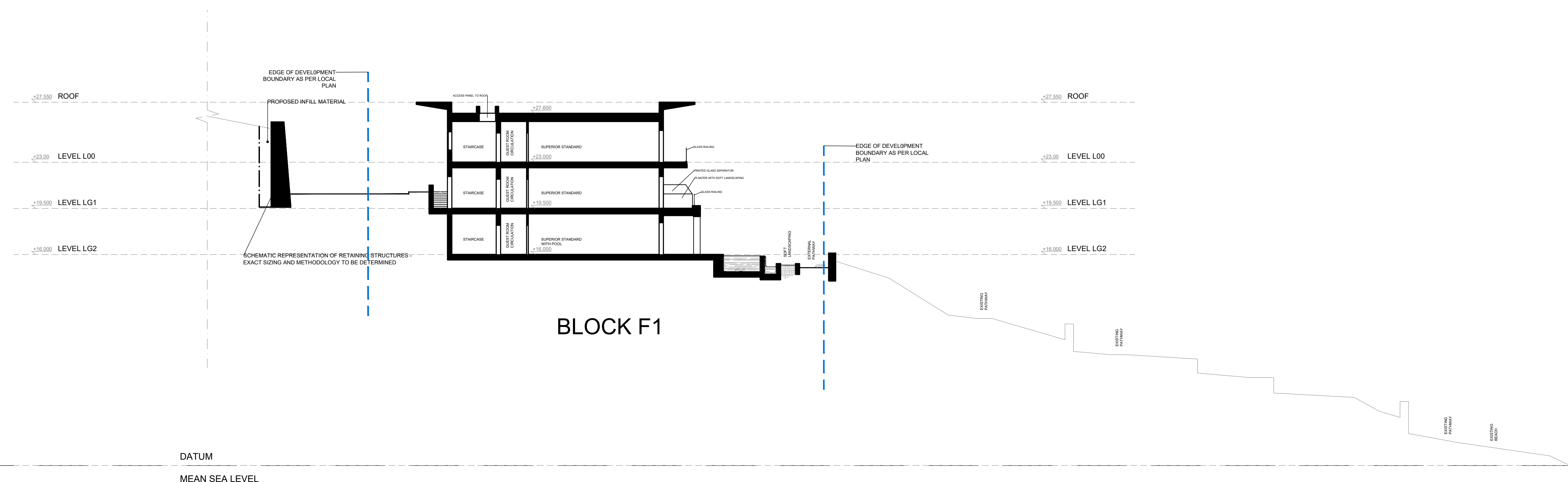
Section T6 & T7 - Revision 6



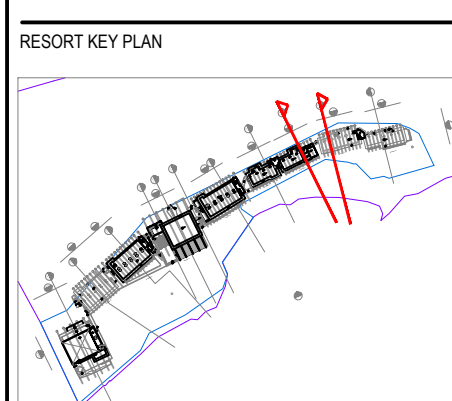




SECTION T-08



SECTION T-09



**LEGEND**

TO RESTORE	— — — — —
TO DEMOLISH	— — — — —
TO CONSTRUCT	— — — — —
PROPERTY LINE	— — — — —
DEVELOPMENT LINE	— — — — —

**ADDITIONAL NOTES**

N.B. THE CLEAR DIMENSIONS OF DOOR LEAFS FOR PUBLIC SPACES, GUEST ROOMS AND ADMIN AREAS WILL RESPECT THE MINIMUM DIMENSIONS SPECIFIED IN MAGD 2011

ALL BATHROOMS WILL BE MECHANICALLY VENTILATED


HEADROOMS INDICATED IN THE DRAWINGS RELATE TO THE CLEAR HEADROOM FROM THE FTL TO THE UNDERSIDE OF SLAB. ANY GYPS CEILING OR OCCASIONAL STRUCTURAL MEMBERS WILL REDUCE THE CLEAR HEADROOM INDICATED

WHERE FURNITURE IS SHOWN ON DRAWINGS, THIS IS ONLY INDICATIVE. EXACT POSITION OF FURNITURE WILL BE DETAILED LATER ACCORDING TO OPERATIONAL REQUIREMENTS

IT IS TO CONSTRUCT PROGRAMME IN THE RESPECTIVE LEVELS HIGHLIGHT THE PROPOSED BUILDING OUTLINE, DEDICATED AREAS TO PROTECT THE EXTERNAL LAYOUTS AND THE PROPOSED INTERVENTION

ANY COUNTERS AT RECEPTION AREAS WHERE INTERACTION WITH QUESTIONS/STAFF EXPECTED WILL BE DESIGNED IN CONFORMITY WITH MAGD 2011.

PROPOSAL IS AN ALL-INCLUSIVE 5 STAR RESORT. SO NO

ORIENTATION																																											
REVISION HISTORY																																											
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<table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>BY</td> <td>REVISION</td> </tr> <tr> <td>01</td> <td>10/01/18</td> <td> </td> <td>Issue for construction and installation of works</td> </tr> <tr> <td>02</td> <td>10/01/18</td> <td> </td> <td> </td> </tr> <tr> <td>03</td> <td>10/01/18</td> <td> </td> <td> </td> </tr> <tr> <td>04</td> <td>10/01/18</td> <td> </td> <td> </td> </tr> </table>				NO.	DATE	BY	REVISION	01	10/01/18		Issue for construction and installation of works	02	10/01/18			03	10/01/18			04	10/01/18																						
NO.	DATE	BY	REVISION																																								
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DD	MPA	SEC																																									
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OVR		005																																									
REVISION NUMBER	LAYOUT NAME																																										
006	SEC-T8 T9																																										





## **Appendix 2: A3 Photomontages**

**Viewpoint I: Base Photo**



**VIEWPOINT REFERENCE 01**      YR   0   10      Distance to proposed development: 537m      Camera height: 1.5m      Date & time of photograph: 04-May-22; 1335      VFOV: 27.0 deg HFOV: 39.6 deg      Date: 14-Oct-24

**EXISTING VIEW**

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only





## Viewpoint I: Photomontage Year 0



VIEWPOINT REFERENCE 01

YR 0 10

Distance to proposed development: 537m

Camera height: 1.5m

Date & time of photograph: 04-May-22; 1335

VFOV: 27.0 deg HFOV: 39.6 deg

Date: 14-Oct-24

PROPOSED VIEW

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only

Photomontages prepared by VR STUDIOS LIMITED





**Viewpoint I: Photomontage Year 10**



**VIEWPOINT REFERENCE 01**      YR 0 **10**      Distance to proposed development: 537m      Camera height: 1.5m      Date & time of photograph: 04-May-22; 1335      VFOV: 27.0 deg HFOV: 39.6 deg      Date: 14-Oct-24

**PROPOSED VIEW**

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only



## Viewpoint I: Wireline



VIEWPOINT REFERENCE 01

YR 0 10

Distance to proposed development: 537m

Camera height: 1.5m

Date & time of photograph: 04-May-22; 1335

VFOV: 27.0 deg HFOV: 39.6 deg

Date: 14-Oct-24

WIRELINE VIEW

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 2: Base Photo**



Photomontages prepared by VR STUDIOS LIMITED

**VIEWPOINT REFERENCE 02**    YR   0   10    Distance to proposed development: 380m    Camera height: 1.5m    Date & time of photograph: 06-Apr-20; 1326    VFOV: 27.0 deg HFOV: 39.6 deg    Date: 14-Oct-24  
EXISTING VIEW  
The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only





**Viewpoint 2: Photomontage Year 0**



**VIEWPOINT REFERENCE 02**

YR **0** 10

Distance to proposed development: 380m

Camera height: 1.5m

Date & time of photograph: 06-Apr-20; 1326

VFOV: 27.0 deg HFOV: 39.6 deg

Date: 14-Oct-24

**PROPOSED VIEW**

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only

Photomontages prepared by VR STUDIOS LIMITED





**Viewpoint 2: Photomontage Year 10**



Photomontages prepared by VR STUDIOS LIMITED

**VIEWPOINT REFERENCE 02**      YR 0 **10**      Distance to proposed development: 380m      Camera height: 1.5m      Date & time of photograph: 06-Apr-20; 1326      VFOV: 27.0 deg HFOV: 39.6 deg      Date: 14-Oct-24

**PROPOSED VIEW**  
The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only



**Viewpoint 2: Wireline**

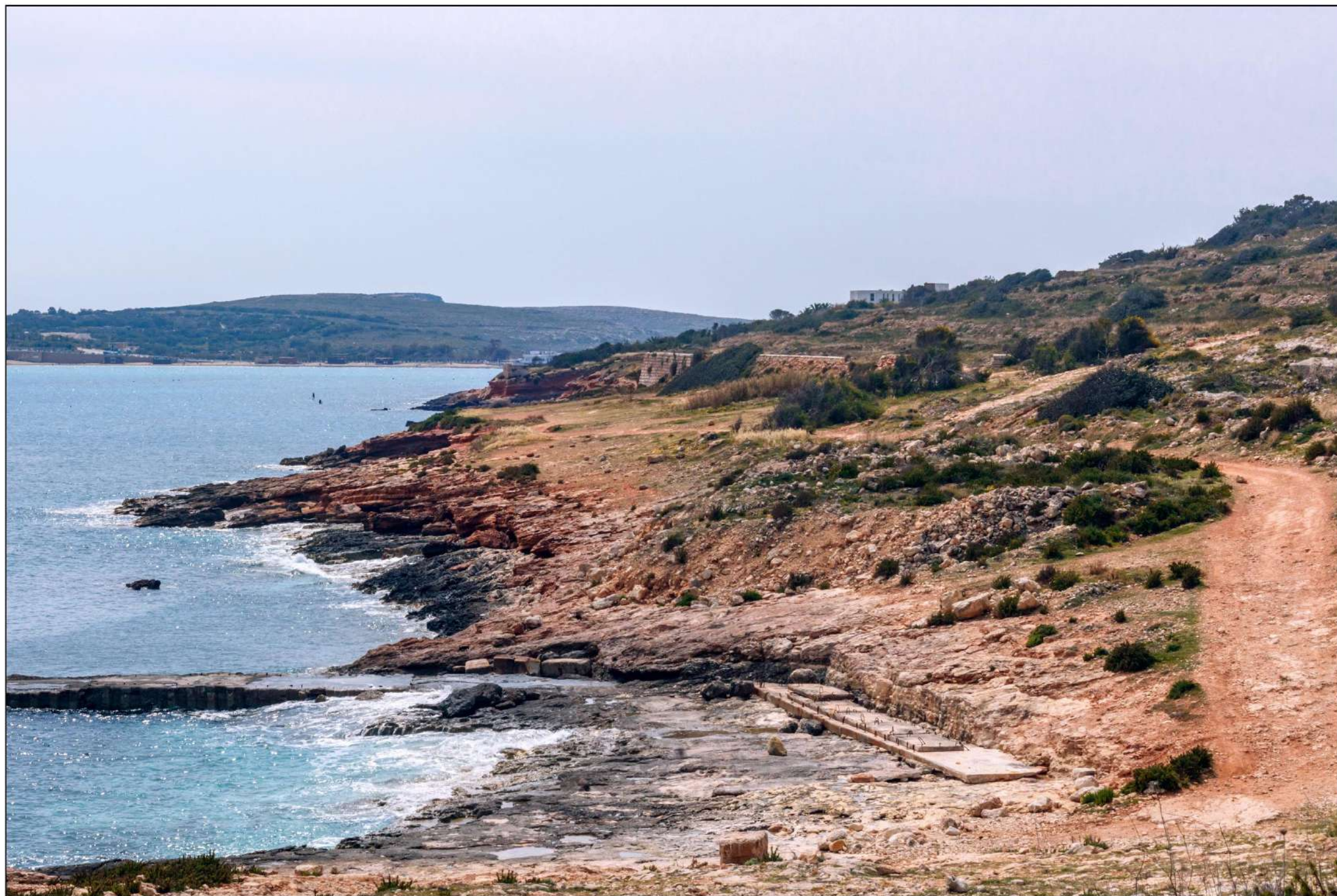


Photomontages prepared by VR STUDIOS LIMITED

**VIEWPOINT REFERENCE 02**    YR 0 10    Distance to proposed development: 380m    Camera height: 1.5m    Date & time of photograph: 06-Apr-20; 1326    VFOV: 27.0 deg HFOV: 39.6 deg    Date: 14-Oct-24  
**WIRELINE VIEW**  
The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only



**Viewpoint 3: Base Photo**



Photomontages prepared by VR STUDIOS LIMITED

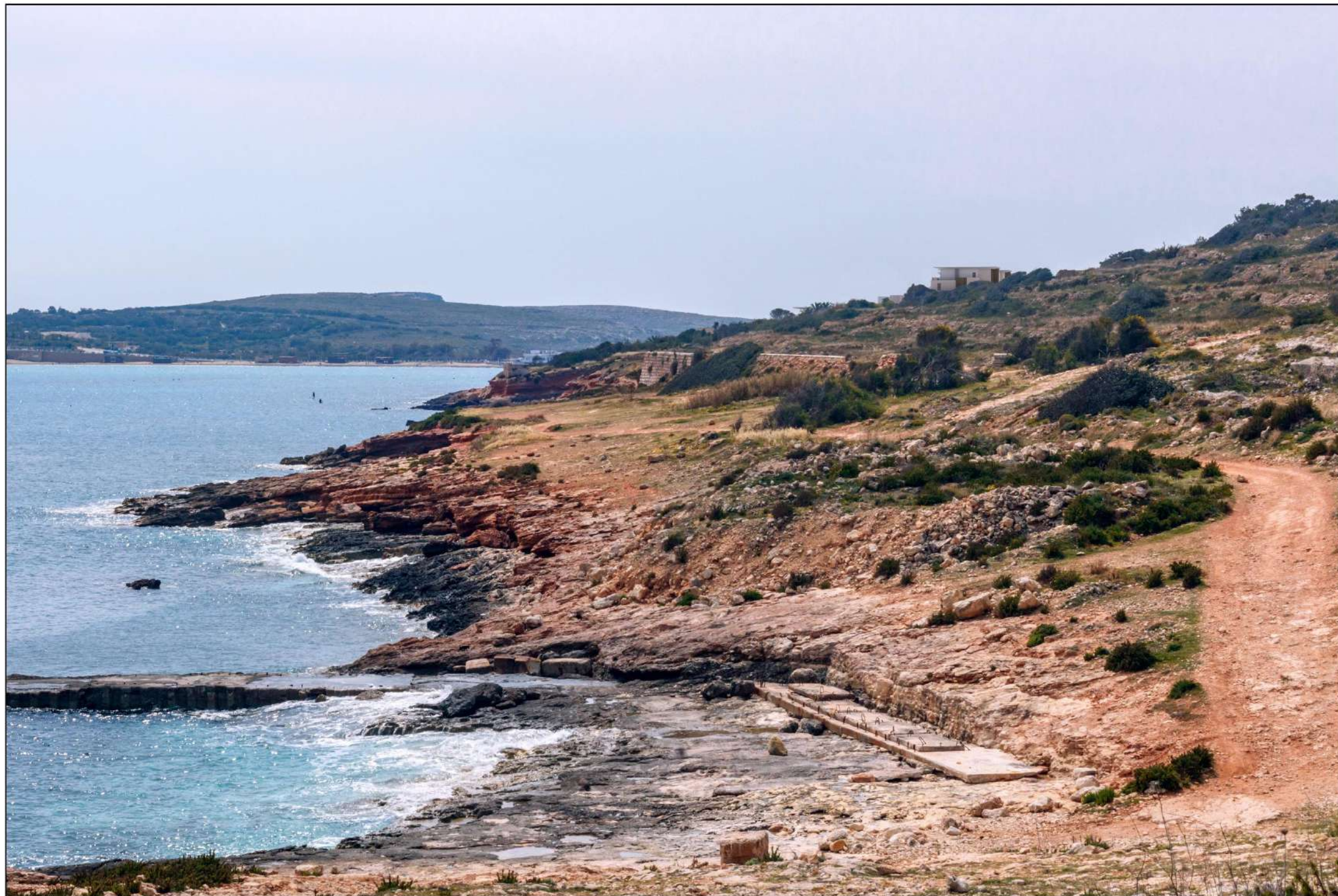
**VIEWPOINT REFERENCE 03**    YR 0 10    Distance to proposed development: 853m    Camera height: 1.5m    Date & time of photograph: 06-Apr-20; 1339    VFOV: 18.2 deg HFOV: 27.0 deg    Date: 14-Oct-24  
EXISTING VIEW  
This image must be viewed at a comfortable arm's length







**Viewpoint 3: Photomontage Year 0**



**VIEWPOINT REFERENCE 03**

YR  10

Distance to proposed development: 853m

Camera height: 1.5m

Date & time of photograph: 06-Apr-20; 1339

VFOV: 18.2 deg HFOV: 27.0 deg

Date: 14-Oct-24

**PROPOSED VIEW**

This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 3: Photomontage Year 10**



**VIEWPOINT REFERENCE 03**

YR 0 10

Distance to proposed development: 853m

Camera height: 1.5m

Date & time of photograph: 06-Apr-20; 1339

VFOV: 18.2 deg HFOV: 27.0 deg

Date: 14-Oct-24

**PROPOSED VIEW**

This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 3: Wireline**



**VIEWPOINT REFERENCE 03**    YR 0 10    Distance to proposed development: 853m    Camera height: 1.5m    Date & time of photograph: 06-Apr-20; 1339    VFOV: 18.2 deg HFOV: 27.0 deg    Date: 14-Oct-24

**WIRELINE VIEW**  
This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 5: Base Photo**



**VIEWPOINT REFERENCE 05**      YR 0 10      Distance to proposed development: 1.3km      Camera height: 1.5m      Date & time of photograph: 04-May-22; 1354      VFOV: 18.2 deg HFOV: 27.0 deg      Date: 14-Oct-24  
EXISTING VIEW  
This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 5: Photomontage Year 0**



Photomontages prepared by VR STUDIOS LIMITED

**VIEWPOINT REFERENCE 05**   YR  10   Distance to proposed development: 1.3km   Camera height: 1.5m   Date & time of photograph: 04-May-22; 1354   VFOV: 18.2 deg HFOV: 27.0 deg   Date: 14-Oct-24  
PROPOSED VIEW  
This image must be viewed at a comfortable arm's length



**Viewpoint 5: Photomontage Year 10**



**VIEWPOINT REFERENCE 05**

YR 0 10

Distance to proposed development: 1.3km

Camera height: 1.5m

Date & time of photograph: 04-May-22; 1354

VFOV: 18.2 deg HFOV: 27.0 deg

Date: 14-Oct-24

**PROPOSED VIEW**

This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 5: Wireline**



**VIEWPOINT REFERENCE 05**    YR   0   10    Distance to proposed development: 1.3km    Camera height: 1.5m    Date & time of photograph: 04-May-22; 1354    VFOV: 18.2 deg HFOV: 27.0 deg    Date: 14-Oct-24  
WIRELINE VIEW  
This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 7: Base Photo**



Photomontages prepared by VR STUDIOS LIMITED

VIEWPOINT REFERENCE 07      YR 0 10      Distance to proposed development: 1.7km      Camera height: 1.5m      Date & time of photograph: 04-May-22; 1512      VFOV: 18.2 deg HFOV: 27.0 deg      Date: 14-Oct-24

EXISTING VIEW

This image must be viewed at a comfortable arm's length



**Viewpoint 7: Photomontage Year 0**



**VIEWPOINT REFERENCE 07**      YR  10      Distance to proposed development: 1.7km      Camera height: 1.5m      Date & time of photograph: 04-May-22; 1512      VFOV: 18.2 deg HFOV: 27.0 deg      Date: 14-Oct-24

**PROPOSED VIEW**  
This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



Viewpoint 7: Photomontage Year 10



VIEWPOINT REFERENCE 07    YR 0 10    Distance to proposed development: 1.7km    Camera height: 1.5m    Date & time of photograph: 04-May-22; 1512    VFOV: 18.2 deg HFOV: 27.0 deg    Date: 14-Oct-24  
PROPOSED VIEW  
This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 7: Wireline**



PROPOSED

**VIEWPOINT REFERENCE 07**      YR 0 10      Distance to proposed development: 1.7km      Camera height: 1.5m      Date & time of photograph: 04-May-22; 1512      VFOV: 18.2 deg HFOV: 27.0 deg      Date: 14-Oct-24  
WIRELINE VIEW  
This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 8 : Base photo**



**VIEWPOINT REFERENCE 08**      YR 0 10      Distance to proposed development: 1.9km      Camera height: 1.5m      Date & time of photograph: 04-May-22; 1455      VFOV: 18.2 deg HFOV: 27.0 deg      Date: 14-Oct-24

EXISTING VIEW

This image must be viewed at a comfortable arm's length



**Viewpoint 8: Photomontage Year 0**



**VIEWPOINT REFERENCE 08**

YR **0** 10

Distance to proposed development: 1.9km

Camera height: 1.5m

Date & time of photograph: 04-May-22; 1455

VFOV: 18.2 deg HFOV: 27.0 deg

Date: 14-Oct-24

**PROPOSED VIEW**

This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 8: Photomontage Year 10**



**VIEWPOINT REFERENCE 08**

YR 0 10

Distance to proposed development: 1.9km

Camera height: 1.5m

Date & time of photograph: 04-May-22; 1455

VFOV: 18.2 deg HFOV: 27.0 deg

Date: 14-Oct-24

**PROPOSED VIEW**

This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 8: Wireline**



VIEWPOINT REFERENCE 08    YR 0 10    Distance to proposed development: 1.9km    Camera height: 1.5m    Date & time of photograph: 04-May-22; 1455    VFOV: 18.2 deg HFOV: 27.0 deg    Date: 14-Oct-24

WIRELINE VIEW

This image must be viewed at a comfortable arm's length

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 10: Base photo**



Photomontages prepared by VR STUDIOS LIMITED

**VIEWPOINT REFERENCE 10**      YR 0 10      Distance to proposed development: 528m      Camera height: 1.5m      Date & time of photograph: 04-May-22; 1405      VFOV: 27.0 deg HFOV: 39.6 deg      Date: 14-Oct-24  
**EXISTING VIEW**

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only



**Viewpoint 10: Photomontage Year 0**



Photomontages prepared by VR STUDIOS LIMITED

**VIEWPOINT REFERENCE 10**    YR 0 10    Distance to proposed development: 528m    Camera height: 1.5m    Date & time of photograph: 04-May-22; 1405    VFOV: 27.0 deg HFOV: 39.6 deg    Date: 14-Oct-24

**PROPOSED VIEW**

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only



**Viewpoint 10: Photomontage Year 10**



Photomontages prepared by VR STUDIOS LIMITED

**VIEWPOINT REFERENCE 10**    YR 0 **10**    Distance to proposed development: 528m    Camera height: 1.5m    Date & time of photograph: 04-May-22; 1405    VFOV: 27.0 deg HFOV: 39.6 deg    Date: 14-Oct-24  
**PROPOSED VIEW**  
The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only



**Viewpoint 10: Wireline**



VIEWPOINT REFERENCE 10 YR 0 10 Distance to proposed development: 528m Camera height: 1.5m Date & time of photograph: 04-May-22; 1405 VFOV: 27.0 deg HFOV: 39.6 deg Date: 14-Oct-24

**WIRELINE VIEW**

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 13: Base photo**



**VIEWPOINT REFERENCE 13**    YR   0   10    Distance to proposed development: 124m    Camera height: 1.5m    Date & time of photograph: 03-Aug-21; 1045    VFOV: 46.4 deg HFOV: 65.5 deg    Date: 14-Oct-24  
**EXISTING VIEW**

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 13: Photomontage 0**



Photomontages prepared by VR STUDIOS LIMITED

**VIEWPOINT REFERENCE 13**

YR **0** 10

Distance to proposed development: 124m

Camera height: 1.5m

Date & time of photograph: 03-Aug-21; 1045

VFOV: 46.4 deg HFOV: 65.5 deg

Date: 14-Oct-24

**PROPOSED VIEW**

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only



**Viewpoint 13: Photomontage Year 10**



**VIEWPOINT REFERENCE 13**

YR 0 10

Distance to proposed development: 124m

Camera height: 1.5m

Date & time of photograph: 03-Aug-21; 1045

VFOV: 46.4 deg HFOV: 65.5 deg

Date: 14-Oct-24

**PROPOSED VIEW**

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only

Photomontages prepared by VR STUDIOS LIMITED



**Viewpoint 13: Wireline**



PROPOSED

Photomontages prepared by VR STUDIOS LIMITED

**VIEWPOINT REFERENCE 13**      YR   0   10      Distance to proposed development: 124m      Camera height: 1.5m      Date & time of photograph: 03-Aug-21; 1045      VFOV: 46.4 deg HFOV: 65.5 deg      Date: 14-Oct-24

**WIRELINE VIEW**

The image contained on this page is not representative of scale and distance from the actual viewpoint and shows the proposed development in its context only